CENTRAL COAST DISTRICT OFFICE 725 FRONT STREET, SUITE 300 SANTA CRUZ, CA 95060 (831) 427-4863 FAX (831) 427-4877 www.coastal.ca.gov

Th13



CENTRAL COAST DISTRICT (SANTA CRUZ) DEPUTY DIRECTOR'S REPORT

September Meeting of the California Coastal Commission

MEMORANDUM

Date: September 11, 2008

TO:

Commissioners and Interested Parties

FROM:

Charles Lester, Central Coast District Deputy Director

SUBJECT: Deputy Director's Report

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the Central Coast District Office for the September 11, 2008 Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

Pursuant to the Commission's direction and adopted procedures, appropriate notice materials were sent to all applicants for posting at the project site. Additionally, these items have been posted at the District office and are available for public review and comment.

This report may also contain additional correspondence and/or any additional staff memorandum concerning the items to be heard on today's agenda for the Central Coast District.

CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

DE MINIMIS WAIVERS

- 1. 3-07-060-W R&R Investments (Oceano, San Luis Obispo County)
- 2. 3-08-024-W City of Morro Bay Harbor Department, Attn: Rick Algert, Harbor Director (Morro Bay, San Luis Obispo County)
- 3. 3-08-030-W Standord University, Dept. Of Geological & Environmental Sciences, Attn: Chris Francis (Elkhorn Slough, Monterey County)
- 4. 3-08-041-W California Parks & Recreation Department, Oceano Dunes District, Attn: Andrew Zilke, District Superintendnet (Oceano, San Luis Obispo County)

TOTAL OF 4 ITEMS

DETAIL OF ATTACHED MATERIALS

REPORT OF DE MINIMIS WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 30624.7 of the California Coastal Act of 1976.

Applicant	Project Description	Project Location
3-07-060-W R&R Investments	Construct a single family residence.	Aloha & Lakeside, Oceano (San Luis Obispo County)
3-08-024-W City Of Morro Bay - Harbor Department, Attn: Rick Algert, Harbor Director	Demolition of existing 966 square foot harbor department office building and replacement with a new one-story, 1,440 square foot modular office building along with 80 square feet of storage space.	1275 Embarcadero, Morro Bay (San Luis Obispo County)
3-08-030-W Standord University, Dept. Of Geological & Environmental Sciences, Attn: Chris Francis	Install a temporary tidal-restricting sill and sediment observatory at the entrance of a tidal creek salt marsh network on the west side of the main channel of Elkhorn Slough, near South Packard Marsh, in North Monterey County, in order to monitor and study sediment oxygenation and microbial community changes. The sill and related study elements will be in place from September 22, 2008 to October 21, 2008, and again from March 23, 2009 to April 28, 2009. The goal of the project is to understand how tidal currents affect the microbial community in estuarine sediments. The project will replicate on a small scale one of the leading restoration options currently being considered by the Elkhorn Slough Tidal Wetland Project to reduce erosive current velocities and salt marsh loss in the slough. The project will specifically look at the effect of tidal restriction and subsequent increase in water residence times, concomitant with a reduction in velocity, on ecosystem health at a microbial level. At the conclusion of each phase of the study, the sill and related study elements will be removed and the project area restored/enhanced.	Near End Of Struve Road ('36.8195 degrees N, ~121.7467 degrees W), Elkhorn Slough (Monterey County)
3-08-041-W California Parks & Recreation Department, Oceano Dunes District, Attn: Andrew Zilke, District	Install and maintain wind fencing during the windy seasons (approximately February through June) for five year. Includes as needed sand removal with heavy equipment and deposit sand on the beach and above the mean high tide.	Strand Way & Pier Avenue, Oceano (San Luis Obispo County)

CENTRAL COAST DISTRICT OFFICE 725 FRONT STREET, SUITE 300 SANTA CRUZ, CA 95060 PHONE: (831) 427-4863 FAX: (831) 427-4877 WEB: WWW.COASTAL.CA.GOV



NOTICE OF PROPOSED PERMIT WAIVER

Date: August 27, 2008

To: All Interested Parties

From: Dan Carl, Central Coast District Manager

Jonathan Bishop, Coastal Program Analyst

Subject: Coastal Development Permit (CDP) Waiver 3-07-060-W

Applicant: R&R Investments

Proposed Development

Construct a 1,854 square foot single-family residence at the corner of Aloha Place and Lakeside Avenue adjacent to the Oceano Airport in the community of Oceano, San Luis Obispo County.

Executive Director's Waiver Determination

Pursuant to Title 14, Section 13238 of the California Code of Regulations, and based on project plans and information submitted by the applicant(s) regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The project provides for single-family residential infill development within an existing developed neighborhood. Unlike some other properties in the vicinity, biological studies show the project site does not contain wetlands or environmentally sensitive habitat areas. Coastal resources, including coastal water quality, are protected through the implementation of pre- and post-construction best management practices (BMP's). The project is located well away from the beach and will not otherwise impact the public's ability to access the shoreline. Thus, there is no potential for adverse effects on coastal resources, including public access, as a result of the project, and the project is consistent with Chapter 3 of the Coastal Act.

Coastal Commission Review Procedure

This waiver is not valid until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on Thursday, September 11, 2008, in Eureka. If four Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

If you have any questions about the proposal or wish to register an objection, please contact Jonathan Bishop in the Central Coast District office.



CENTRAL COAST DISTRICT OFFICE 725 FRONT STREET, SUITE 300 SANTA CRUZ, CA 95060 PHONE: (831) 427-4863 FAX: (831) 427-4877 WEB: WWW.COASTAL.CA.GOV



NOTICE OF PROPOSED PERMIT WAIVER

Date: August 27, 2008

To: All Interested Parties

From: Dan Carl, Central Coast District Manager

Mike Watson, Coastal Planner

Subject: Coastal Development Permit (CDP) Waiver 3-08-024-W

Applicant: City of Morro Bay Harbor Department

Proposed Development

Demolition of the existing Harbor Department office building and construction of a new 1,440 square-foot modular office building, single story in height and similar in size and character to the adjacent Coast Guard building.

Executive Director's Waiver Determination

Pursuant to Title 14, Section 13238 of the California Code of Regulations, and based on project plans and information submitted by the applicant(s) regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The proposed Harbor Department office building replacement would be located in roughly the same location and configuration as the previous office building, and it would provide a necessary support facility for an existing coastal-dependent use. The replacement office building would be a one-story (14.5-foot tall), pre-fabricated structure occupying a 1,440 square-foot area on the Morro Bay Embarcadero adjacent to the existing Coast Guard office and the commercial fishing docks. The project includes construction BMPs designed to protect the marine environment during construction. Disruptions to public access during construction will be minimized by maintaining access along the waterfront and restricting access only in the immediate area of construction. Accordingly, the project will not have any significant adverse impacts on coastal resources, including public access to the shoreline.

Coastal Commission Review Procedure

This waiver is not valid until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on Thursday Sept ember 11, 2008, in Eureka. If four Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

If you have any questions about the proposal or wish to register an objection, please contact Mike Watson in the Central Coast District office.



CENTRAL COAST DISTRICT OFFICE 725 FRONT STREET, SUITE 300 SANTA CRUZ, CA 95060 PHONE: (831) 427-4863 FAX: (831) 427-4877 WEB: WWW.COASTAL.CA.GOV



NOTICE OF PROPOSED PERMIT WAIVER

Date:

August 27, 2008

To:

All Interested Parties

From:

Dan Carl, Central Coast District Manager

Katie Morange, Coastal Planner

Subject: Coastal Development Permit (CDP) Waiver 3-08-030-W

Applicant: Stanford University, Attn: Chris Francis

Proposed Development

Install a temporary tidal-restricting sill and sediment observatory at the entrance of a tidal creek salt marsh network on the west side of the main channel of Elkhorn Slough, near South Packard Marsh, in North Monterey County, in order to monitor and study sediment oxygenation and microbial community changes. The sill and related study elements will be in place from September 22, 2008 to October 21, 2008, and again from March 23, 2009 to April 28, 2009. The goal of the project is to understand how tidal currents affect the microbial community in estuarine sediments. The project will replicate on a small scale one of the leading restoration options currently being considered by the Elkhorn Slough Tidal Wetland Project to reduce erosive current velocities and salt marsh loss in the slough. The project will specifically look at the effect of tidal restriction and subsequent increase in water residence times, concomitant with a reduction in velocity, on ecosystem health at a microbial level. At the conclusion of each phase of the study, the sill and related study elements will be removed and the project area restored/enhanced.

Executive Director's Waiver Determination

Pursuant to Title 14, Section 13238 of the California Code of Regulations, and based on project plans and information submitted by the applicant(s) regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The project involves a minor and carefully planned incursion into the tidal estuary system to allow for important research to be undertaken. The project is temporary, and should not result in significant adverse impacts to slough resources, including because the sill and related study elements are inert and should not disrupt wildlife or habitat function, and by virtue of project design features that limit manipulation of the area as much as possible and include restoration/enhancement at the conclusion of each phase of the study. The project is well designed, it should not lead to adverse coastal resource impacts, and it is expected to contribute to the body of scientific knowledge on estuaries and estuarine restoration in a way that will help resource managers better protect and improve such resources consistent with the Coastal Act.

Coastal Commission Review Procedure

This waiver is not valid until the waiver has been reported to the Coastal Commission. This waiver is



NOTICE OF PROPOSED PERMIT WAIVER

CDP Waiver 3-08-030-W (Stanford Tidal Estuary Research Project)
Page 2

proposed to be reported to the Commission on Thursday, September 11, 2008, in Eureka. If four Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

If you have any questions about the proposal or wish to register an objection, please contact Katie Morange in the Central Coast District office.



CENTRAL COAST DISTRICT OFFICE 725 FRONT STREET, SUITE 300 SANTA CRUZ, CA 95060 PHONE: (831) 427-4863 FAX: (831) 427-4877 WEB: WWW.COASTAL.CA.GOV



NOTICE OF PROPOSED PERMIT WAIVER

Date: August 27, 2008

To: All Interested Parties

From: Dan Carl, Central Coast District Manager

Jonathan Bishop, Coastal Program Analyst

Subject: Coastal Development Permit (CDP) Waiver 3-08-041-W

Applicant: California Department of Parks and Recreation, Oceano Dunes District

Proposed Development

Install and maintain wind fencing on Pismo State Beach fronting Strand Way and north of Pier Avenue in the community of Oceano, San Luis Obispo County. Fencing would be installed annually during the windy season (approximately February through June) for five years. As needed during that time, accumulated sand would be removed from the fencing and deposited seaward of it on the beach above the mean high tide line. The wind fencing would be about four feet tall and consists of wooden peeler poles, metal fence, and plastic fence installed in multiple sections roughly 120 feet long and 60 feet apart perpendicular to the prevailing wind.

Executive Director's Waiver Determination

Pursuant to Title 14, Section 13238 of the California Code of Regulations, and based on project plans and information submitted by the applicant(s) regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The proposed wind fencing has been proposed as a partial response to address wind-blown sand that accumulates on the back beach and up to residences along Strand Way, and has been designed as a temporary project focused on the windy season to avoid any permanent structures or resource impacts in this area of the back beach dunes. Similar wind fencing has been installed annually since 2005, or earlier, and has proven to be effective at controlling the movement and accumulation of sand. The project includes built-in measures to ensure that coastal resources are clearly protected during fence installation, maintenance, and removal (including pre-construction surveys), and ensures that accumulated sand remains on site through appropriate deposition of material within the beach and dune system when needed. Staff is working with the Applicant and other interested parties to develop a more comprehensive long-range solution to the issue of wind-blown sand in the area, including permutations that include wind fencing, dune field restoration, and related management measures, but that long-range project is not yet fully envisioned and it is not clear when it will be brought online. In the interim, the temporary wind fencing helps address wind-blown sand before it becomes a residential issue, and helps to relieve some of the problems it can engender at this location, thus facilitating continued collaboration on a long-term solution at this location. Accordingly, this project represents an important element of that long-term effort, and avoids the potential for adverse effects on coastal resources, including public access. As such, the project is consistent with Chapter 3 of the Coastal Act.



NOTICE OF PROPOSED PERMIT WAIVER

CDP Waiver 3-08-041-W (DPR, Oceano Dunes District)
Page 2

Coastal Commission Review Procedure

This waiver is not valid until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on Thursday, September 11, 2008, in Eureka. If four Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

If you have any questions about the proposal or wish to register an objection, please contact Jonathan Bishop in the Central Coast District office.

CENTRAL COAST DISTRICT OFFICE 725 FRONT STREET, SUITE 300 SANTA CRUZ, CA 95060 PHONE: (831) 427-4863 FAX: (831) 427-4877



September 9, 2008

To:

Commissioners and Interested Parties

From:

Charles Lester, Senior Deputy Director, Central Coast District

Re: Additional Information for Commission Meeting Thursday, September 11, 2008

Agenda Item	Applicant	Description	<u>Page</u>
Th16a, A-3-SCO-07-029	Zar	Correspondence	1-4
Th16b, A-3-SCO-08-036	Naslund		5-76
Th17a, 3-08-005	Port San Luis Harbor District Port San Luis Harbor District	Correspondence	77
Th17a, 3-08-005		Staff Rpt. Addendum	78-80



FIRST ALARM

ALARM SYSTEMS
BURGLARY AND FIRE
ACCESS CONTROL
CLOSED CIRCUIT TV

CORPORATE OFFICE

1111 ESTATES DRIVE APTOS, CA 95003 (831) 476-1111 (800) 684-1111 FAX: (831) 685-6629

BRANCH OFFICES

1111 ESTATES DRIVE APTOS, CA 95003 (831) 476-1111 (831) 728-1111 FAX: (831) 685-6629

607 CHARLES AVE., SUITE A SEASIDE, CA 93955 (831) 424-1111 (831) 649-1111 FAX: (831) 899-7510

2365 PARAGON DR., SUITE E SAN JOSE, CA 95131 (408) 866-1111 FAX: (408) 615-8290

6555 HUNTER DRIVE, SUITE 7 ROHNERT PARK, CA 94928 (707) 542-1111 FAX: (707) 586-2464

www.firstalarm.com

BONDED & LICENSED LICENSE # ACO1277 LICENSE # 430530

U.L. LISTED SERVICES #2050 #2477 #2480 #2661

> F.M. APPROVED #3003068

RECEIVED

AUG 2 9 2008

CALIFORNIA COASTAL COMMISSION CENTRAL COAST AREA

August 28, 2008

VIA EMAIL and US MAIL

scraig@coastal.ca.gov

Ms. Susan Craig California Coastal Commission Central Coast District Office 725 Front Street, Suite 300 Santa Cruz, CA 95060

Re: Request for Continuance

Permit Number A-3-SCO-07-029 Hearing Date: September 11, 2008

Time: 9:00 a.m.

Location: #1 Marina Way, Eureka, CA

Item No.: Th16a

The undersigned is the Director of Legal Affairs for First Alarm ("FA"). I am working with the Appellant, Jarl Saal, in the above-referenced matter. On behalf of Mr. Saal, I respectfully request that the September 11, 2008, hearing be continued because Mr. Saal is currently out of the State and will not return to the area in time to prepare a response to the referenced appeal.

Please let me know at your earliest opportunity whether a continuance could be granted for 30 days. I can be contacted at the following telephone numbers: Direct Desk: (831) 687-4237; Cell: (831) 239-1963; or business line: (831) 685-1110. I am also available by email: tlarkin@firstalarm.com.

I look forward to hearing from you.

FIRST ALARM

Teresa Huerta Larkin Director of Legal Affairs

:1

Cc: Jarl E. Saal

Th 160



FIRST ALARM

ALARM SYSTEMS
BURGLARY AND FIRE
ACCESS CONTROL
CLOSED CIRCUIT TV

CORPORATE OFFICE

1111 ESTATES DRIVE APTOS, CA 95003 (831) 476-1111 (800) 684-1111 FAX: (831) 686-6829

BRANCH OFFICES

1111 ESTATES DRIVE APTOS. CA 95003 (831) 478-1111 (831) 728-1111 FAX: (631) 685-6629

607 CHARLES AVE., SUITE A SEASIDE, CA 93955 (931) 424-1111 (931) 649-1111 FAX: (631) 699-7510

2365 PARAGON DR., SUITE E SAN JOSE, CA 95131 (408) 866-1111 FAX: (408) 615-8290

6555 HUNTER DRIVE, SUITE 7 ROHNERT PARK, CA 94928 (707) 542-1111 FAX: (707) 586-2464

www.firstalarm.com

BONDED & LICENSED LICENSE # ACO1277 LICENSE # 430530

U.L. LISTED SERVICES #2050 #2477 #2480 #2661

> F.M. APPROVED #3003088

September 8, 2008

VIA EMAIL, FACSIMILE and US MAIL

scraigt@coastal.ca.gov Fax: (831) 427-4877

Ms. Susan Craig California Coastal Commission Central Coast District Office 725 Front Street, Suite 300 Santa Cruz, CA 95060

Re: Appellant's Documentation

Permit Number A-3-SCO-07-029 Hearing Date: September 11, 2008

Time: 9:00 a.m.

Location:

#1 Marina Way, Eureka, CA

Item No.:

Th16a

Attached is Appellant's documentation in support of his position that:

1. Appellee's geotechnical assessment (by Terra Firma) of the stability of the slope directly above Borregas Creek and its recommended tiedback retaining wall system, the subject of the referenced appeal, is insufficient; and will not stop slumping and land sliding of the slope into the creek during saturated and/or seismic conditions;

2. An effective long term geotechnical stabilization remedy should be immediately affected in order to remediate the degradation of the area

of Borregas Creck;

Immediate remediation of the degradation of the area of Borregas
 Creek is appropriate because its current degraded status poses an
 imminent threat to public safety;

4. Because Appellee has failed and refused, utterly to cure the degraded area within reasonable amounts of time, the remediation should be ordered complete with a strict timeline no later than the end of this year (2008); and

5. That unless and until the remediation is adequately completed, no non-conforming use of the property is authorized.

FIRST ALARM

Teresa Huerta Larkin
Director of Legal Affairs
On behalf of Jarl E. Saal

/tl

Cc: Jarl E. Saal

RECEIVED

SEP 0 8 2008

CALIFORNIA COASTAL COMMISSION CENTRAL COAST AREA

HARO, KASUNICH AND ASSOCIATES, INC.

COMPULTING GEOTECHNICAL & COASTAL ENGINEERS

Project No.SC7503 8 September 2008

JARL SAAL c/o First Alarm 1111 Estates Drive Aptos, California 95003

Subject:

Geotechnical Evaluation of Proposed

Slope Stabilization Project

Reference:

2000 McGregor Drive

South Side Fronting Borregas Creek

Santa Cruz County, California

APN 038-061-07

Dear Mr. Saal:

You have asked us as geotechnical engineers to review the Terra Firma geotechnical investigation, dated 25 August 2006 and their supplemental soil report, dated 5 March 2007. The geotechnical Investigation and supplement soil report were the basis for the tiedback, deep pier, upper retaining wall, designed to stabilize the slope directly above Borregas Creek and below the referenced property. We have been involved with peer review of this project for two years. Our letter, dated 25 April 2007 presents opinions voiced to Santa Cruz County Planning Department regarding the proposed tieback wall.

The Terra Firma reports indicate that the slope above Borregas Creek is composed of some engineered and some unengineered fill composed of sidecast material negatively affected by subsurface seepage water at the interface of the native/fill materials. Portions of the slope and existing retaining walls have failed historically and under seismic and/or very wet conditions the slope is still unstable. Terra Firma proposes a 6 foot high retaining wall along the top of the slope, tiedback at its base with anchors drilled diagonally through the fill into the native hillside soils. The 6 foot high wall will be supported on 2 foot diameter piers that penetrated all fill (22 feet deep) and are embedded at least 12 feet into the underlying native soils. These piers will be spaced 10 feet on center across the slope directly under the base of the 6 foot high retaining wall. The height of the slope from the creek to the top of the bank is roughly 40 feet. Only 6 feet of that slope height will be contained with a retaining wall. The design is such that the slope below the retaining wall and on the creek side of the piers will still be allowed to slump and fail due to deep saturation and/or seismlc shaking. Our concern is when the slope fails below the wall it will migrate between the 10 foot pier spacing. Pin pile walls designed to contain soil by arching space piers much

Mr. Jarl Saal Project No. SC7503 2000 McGregor Drive 8 September 2008 Page 2

8316850451

closer than 10 feet on center. Using the higher soil strength values presented in the Terra Firma supplemental report (phi = 31°) and Caltrans design procedures for 2 foot diameter pin pile piers indicate the piers need to be spaced 5 to 6 foot on center in order to contain the fill with adequate arching of the underlying materials.

In conclusion, we believe that the tiedback retaining wall system proposed will offer protection to the top 6 feet of the bank but it will not stop slumping and landsliding of the slope into the creek during saturated and/or seismic conditions. This slumping will migrate between the piers and extend under the 6 foot high wall into its' backfill as well.

If you have any questions, please call our office.

Very truly yours,

HARO, KASUNICH AND ASSOCIATES, INC.

John E. Kasunich

G.E. 455

JEK/sq

Copies:

3 to Addressee

RECEIVED

AUG 2 9 2008

CALIFORNIA COASTAL COMMISSION CENTRAL COAST AREA Agenda number: Th 16 B Appeal #: A-3-SCO-08-036 Wendy Hoffman, Lita Ruble and Leila Naslund

We are in favor of having the demolition permit granted

Dear Coastal Commissioners,

Re: Application for demolition permit for a single family residence and associated buildings. The property some refer to as "the roadhouse".

We urge you to vote yes on approving demolition of the single family home and structures.

At this point, we feel a sense of responsibility and urgency to remove the buildings for safety reasons. The property has been vacant for over a year and is not safe for occupancy. A neighbor of the property told my sister that, in spite the property being fenced with barbed wire on top, he sees people over there at night. He told us teenagers crawl over the fence to play "haunted house". This greatly concerns us. We don't want anyone to get hurt. Neighbors have spoken to us about their fear that the old buildings present a fire hazard. We feel a sense of urgency to remove the building before someone gets hurt or there is a fire.

While we understand that the appellants have an affection and attachment to our property, they do not bear the burden of liability, expense or responsibility of ownership.

Our 89 year old mother has owned this property for 36 years. We are not a big company or big developers. We did not initiate any of this process. We have been forced to respond to the historic issue for over 2 years. We have attended 7 hearings. We have done everything the county has asked of us. We have had to put our lives on hold for over 2 years while we have dealt with this. It is an emotional and financial strain for us to attend the hearings over and over again. It is depleting our mother's savings to retain ongoing legal counsel and liability until this is settled. Our mother is now experiencing depression and we would like to focus our time on her now. We hope that this can be resolved so my mother, sister and I can focus on family issues again.

Regarding the various issues raised in the appeals:

<u>Park</u>: The LCP does not designate this site for park and community center and does not require such an outcome at this hearing. Retention of the buildings or any delay in demolition does not affect potential purchase by the county. RDA Director Betsey Lynberg said, in regard to restoration of the building: "In essence, you would get a replica".

The site is LCP designated for residential use. Staff report says: "The appeal contentions related to the Roadhouse site as a public park/community center do not raise a substantial LCP conformance issue."

Historic: The historic status of the Roadhouse was exhaustively researched and analyzed and the result was that it did not qualify, under County ordinance, for historical designation. This is the conclusion of the Santa Cruz County Planning Department staff, the Historic Resources Commission, and the Board of Supervisors.

Currently, the LCP does not have jurisdiction over historic resources.

<u>Community Character:</u> As a larger residential structure on a large piece of land, the property is somewhat atypical of the smaller scale, densely developed character of Pleasure Point.

Staff states that "the demolition of the Roadhouse should not significantly adversely affect the community character of Pleasure Point inconsistent with the LCP."

Condition of buildings: The buildings are structurally unsound and have extensive termite damage. They were in poor condition when my mother purchased the property 36 years ago and it is so stated in county records. Detailed structural and termite reports have been submitted. There are foundation problems, drainage problems, major structural problems, major termite damage. In order to restore the buildings it would be more practical and cost effective to rebuild from the ground up. The inside and outside all have extensive problems with either termite or structure. This is not a case of just fixing the outside and the inside would be fine, or vice verse. The entire building would need to be rebuilt from scratch. RDA Director Betsey Lynberg said, in regard to restoration of the building: "In essence, you would get a replica".

Errors in the staff report

Some of the data in the staff report that is taken directly from Ross Gibson's appeal is incorrect.

The property was never a saloon, brothel, speakeasy or roadhouse. These are rumors that got a life of their own, with no basis in fact.

The gas station was gone long before the surf era. So the property was never linked to the surf culture in any way.

Also, the staff report refers to the property as "having a historic pedigree that cannot be denied" and also says "It is clear to the Commission that the Roadhouse represents a unique historic Resource...". Please know that our property has been evaluated by five experts in the field of historic preservation, all have graduate degrees in history, architectural history, or art history, all of whom concur that it does not comprise a historic resource and should retain the local rating of NR-6 (evaluated but concluded not historic). This is also the conclusion of the Santa Cruz County Planning Department staff, the Historic Resources Commission, and the Board of Supervisors.

We want to thank Susan Craig for her patience and for taking the time to answer our many questions. We have never been through this process before and it is very stressful for us.

Please vote on this issue today. Our property has been held in limbo for a long time now, and it has been very difficult for our family emotionally and financially. We are concerned someone will get hurt on the property.

Staff report states: The only project before the Coastal Commission is the demolition permit and as staff found "this is not an LCP compliance issue."

Sincerely,

Leila Naslund, Lita Ruble and Wendy Hoffman,

Owners of the Property

David Lanch	Signature Yandy Woolley
Name: Pandy Woosky Address: 664 37Th AVE	Signature \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
Address: 664 73 11 1902	1, 177, 2/22
e-mail:	phone 477-3133
Comments:	
Name: 11 1085 Lender Campo Address: 200 874 Aug	Signature Sullus
e-mail:	phone
Comments:	
Name: WEresa Bradles Address: 638 37th Auc	Signature Hunn Berly
e-mail:	phone 831-666-7061
Comments:	
Name: Mary Both Duncan Address: 605 37+ AC	Signature W. Total
e-mail:	phone 831.462.3963
Comments:	phone 851.103.3962
Comments.	
Name: Maria Partida Address: \$ 1801 Portola Dr	Signature Maria Partido
e-mail:	phone(831) 464-3609

Name: Webter trask	Signature Webster Trask
Address: 3900 Biomble La	Nat AC
e-mail:	ont # C phone 83/-325-3988
Comments:	
	\sim \prime
Name: WHIE PETERSEW Address: 675 380 AV	Signature W. Teta
e-mail:	phone 475-9632
Comments: MACE It Nice!	
Name: Narry Port- Gazara Address: 4379 Nicker U =	Signature Koney Portfaux
e-mail:	Chone 4/12 - S/X/
Comments:	phone 702 377
Commonds.	
Name: July 6 Horz- Address: 4739 Bain And Santa e-mail: Comments:	Signature CIUIN HOR COUZ CA JACOS D phone 76.2 12573
Name: Any McKerner Address: 440 35th Aug e-mail: amy Dm (Kerver	Signature Group MC Leur
The state of the s	

Name: Glovia & Pacingo Loren	Signature Gleria Lezonzo
Address: 585-34 th AVE	<u> </u>
e-mail: GLORLOR 33 D CONCIST, NET	phone 831-475-9783
Comments:	
Name: Dehonal Cohen Davis	Signature Schorak (af Lain
Address: 545 8 400 SAN	TA ("RUET ("A 9 5062
e-mail:	phone 731-4751674
Comments:	
Name. Prody	Signature Rady
	124.50 98047
e-mail:	_phone
Comments:	
Address: 545 78th Aut	Signature Mu
e-mail:	phone 83/- 475-1624
Comments:	
Name: Brock Stephen Address: 3850 Bramble LV. #C	Signature Bunk Sph
Address: 3x30 DVAmble LN. +C	1 721 (170 - 200
e-mail:	phone 831 \ 479-0309

Name: Nogh Best Address: 215 Adliene Way	Signature LEE
e-mail: nbest@csc.elo	phone (31 12) (62)
Comments:	Mone 431 4 FE-4032
Comments.	
	en a
Name: DAVID SKOMSVOLD	Signature and Signature
Address: 310 WINDHAM ST. A	1PT A
e-mail:	phone 927-2588
Comments:	
	Chal a A
Name: KATHLEEN L. SKOMSVOLD	Signature Con A Son
Address: 310 WINDHAM ST., ART. P	SANTA CRUZ 95062
e-mail:	
Comments:	
Name: Jean H. Sani Michael	E Janie Signature & Afram
Address: 535 384 Ave S.C.	95062 0
e-mail:	phone /
Comments:	1427-1469? J
Name: Amber DeYoung Address: 5019.40 Willes Dr.	_Signature_
Address: 5019.0 Willes Dr.	Souvel 95473
e-mail:	phone (698 - 6026?)

Att Com

Comments:
Name: Mizabeth alvillar Signature Malacello Address: 1890 Aloth Que e-mail: Mizabeth Svara organishone 831479-9514 Comments:
Name: OKT JENAI) Signature M. Signature M. Address: 3303 MAIN ST S69 EL CA e-mail: Neeples Coffee Comments: S7-475-1604 Comments: S7-475-1604
Name: MARILYN Tochel Signature Maulyn Joen Address: PO BOX 577 Soquel Car 95073 e-mail: phone 831-476-6678 Comments:
Name: Pom Rossert Signature Pawels White Address: 605 357H Arc e-mail: Pam c ror, com phone 831-475-5333 Comments:
Name: Michael Reelo, Signature Michael College-mail: Niko Kool 627 @ Jahou phone 831-464-2735 Comments: Ree o Jerry R. Ree Berry R. Ree o Jerry R. Ree o J

But the	Whiteh Gall	714 FREEDMAN O. SANTE CROZ G. 95
CHRESTOPHEN ELEI	Signature ()	Address
Name	Signature	
HOPE NICORA-	Mind NE	214 freenon Cr. Janta (122 95062
Name	Signature	Address
JASON L HOUZ	Man 1 /10 4235 1	BAN AJR, S.C
Name	Signature	Address
Ed Cravatho	71	79 Viewpoint Rd, Apros 9500
Name	Signature	Address
Sundy Shaw .		776 37 th ave OC (A 95062
Name	Signaturo	Address that C action
Keuis McKeeu	in fully	440 35 An C+ 95062
TALPH HEADRICK	Signature Halle	Address 157 25th ave SC. 9DE
Name Vanderho	Signature	Address
Name J	Signature	Address
Jothan Fisher		354 Baker ST. Santa Cruz
Name A	Signature	Address
IERRY ARVAUS 7	Hurs	37/3 MO4-HA LEDY S.C.
Name //-	Signature	A. II
Cleanne Ban		2750 Lune 5t. 5 Cruz
Name	Signature	Address
HI BAGGETT	OV Fragell	2881 Christer Gielo Dr
Name 0	Signature	Address
Challed J.	J K /LSE 3	34 Jany's C)
Herne Jakas UMar X	Standaure 1513. E	Address
Name //	Signature	Address
TIM MCTIGHE	1/1/-	4320 WONA DR SAUTA CEUZ
Name	Signature	Address
Tiffany souce	9	3019 Arington Dr. Apposi
Name	Signature	Address

Name: Seislan C. SNYDER	Signature MAMANIANIANIANIANIANIANIANIANIANIANIANIANIA
Address: 2-3645 E Cliff Dr.	Santa Creco CA9536/2
e-mail:	phone — 3
Comments: Place a bronze DI	ague There if The country
Thinks The sete is "Aisto	rical" Let the owners use the
property within the exis	try laws.
Name: Caral Dyungs	Signature Caral Arisms
Address: 2-3645 & Cloff 188	
e-mail:	phone
Comments: Lexive the prop	sition ourselv a Conose
Name: Thomas Faulty Address: 13 510 36th Ace	Signature 2
Address: 123 510 36th July	465. 9046
e-mail:	phone
Comments:	
Name: HUAN KEPHART Address: 330 36 TH Ave	Signature Old
e-mail:	phone 476-0706
Comments: I believe in	Droperty rights
Name: Pon Baya	Signature Signature
Address: 2365 GS/CLA	1 412 4100
e-mail:	phone 9 9 4000
Comments:	

the owners of the property located at 23905 East Cliff, Santa Cruz, CA 95062 Apr 032-181-08 (known as the roadhouse), in their right to make lawful use of their property and their right to develop their property within existing zoning laws. I also support their right to remove old, dry-rotted, insect infested structures from their property. Name Velen Elizabeth Roeth Signature Pefece E, Roeth Address: 604 Townseul Dr. Aptos Ck 95205 Email hbetsyr & civilo, com phone 831-662-3202 Comments: The building at 23 905 East Cliff is romacetic but a wiceh- At the point it is troly to anyone occupyrigir-Signature Name Address: Email phone Comments:

Page 15 of 80

I live in the Pleasure Point, Live Oak, Santa Cruz area. I support

NameSignatureSull_Shitu
Address:
36 Wherback
De ordeniulle (1 95276
Email Governos @ Myway com phone 831-724-2678
Comments:
Please respect om primite prapas viglet. We have four manyly,
Name MMM Signature MMM
Address: 21- ELV2 1) R, April CA 95003
Emailphone
Comments: / HISTURIC
Page 16 of 80

Name_ C	reoffrey	Smith	Signatur	e Dell	Q/#
Name C Address: mailing P.	O. Box 12	35	Regidence	221 Spring 1	I Row Road
Santa Cri	Hos, CA	95001-123 resident si. 2 ao/.com	ce 1957	La Solva	9507L
		2 ao/.com	pho	one <i>831 - 721</i>	8-2074
Comments:	lived in the	e Pleasure Porta	t area y	or 5 years	and
have freque and Structure This stornedure and non con	ented Pleachave hav	asure forms	Since 196 9 to me.	A compani	son of
and hon low	uparable.	I have bee	n an act	Lane is in ve source as	- Pelasure
Name 1	referred to	as The 1/4	Pallouse SYE	nature	Joseph Joseph
Address:					
Email		****	pho	one	
Comments:					
والمنافقة والمرافقة والمرافقة والمنافقة والمنا				Page 17	of 80

Name Thallis J. Casea	·
222 Elva Dr. Aptos, Cf	1. 9500g
Email	phone(831) 688-6855
Comments:	+
dust another old Stru	eture
Name	Signature
Address:	
Email	phone
Comments:	
	Page 18 of 80

their right to remove old, dry-rotted, insect infested structures from their property. Signature e-mail: mattdini@sbcqloha/neTphone_ ROB OWNERS OF Signature L vozohone Comments: Signature Address: 161 e-mail: Comments a & F. La & some or Signature Qa Address: 1926 PEATITE POINT e-mail: Comments: Name: Signature Address: e-mail: phone

I live in the Pleasure Point neighborhood, Live Oak neighborhood, or in Santa Cruz County. I support the owners of the property located at 23905 East Cliff Drive, Santa Cruz, CA 95062 Apn 032-181-08 (known as the roadhouse), in their right to make lawful use of their property and their right to develop their property within existing zoning laws. I also support

PEDRO SI	to Cas 1	Address Andress A.
Name JALIA JA	Signature	- 535 38 - Ave SC CA
Name	Signature	Address
Tara He	Rd finesse	2900) Rosedale Ave Soquel
Name Sean Henris	8ignature	- 2900 Rosedale Ave Soquel Address 38th Am SciA
Name	Signature	Address
ELI ROE	600	BEES FLORAL CT SCCA
Name James Res	Signature	2-1537 E. CLIF DR
Name	Signature	Address
Michard	NOVAIC	502 Rivervices Dr Capitala Address
Name	Signature	Address
KEN LONATON	SICO / TA	4445 NOVA DR SANTA CRUZ
Name	Signature	Address 7 dty 4
STEUR TEMME	I have ferre	505 35th Ave , Ganteracq &
	Signature	
Keven Con Name	Signature Signature	218 Myrtle St. Santa Cruz
Cont 1 5 la	Signature .	7867 Floral Co Later Cong 95/1
Name	Signature Signature	Address
	Oignature	, rudi vss
Name	Signature	Address

DAN ROBERT HEISE	en Jan	Jersen 325 34MANE Sula Care
Name Cicina / Sta	Signature Signature	Address Address Address
Name Name	Signature Signature	stermeier 355 35 th Ave. 50 950c.
Name	Signature	Address

Name: Becay Devotus	Signature Signature
Address: 2-13651 F. (Cliff lon souta Cutz
Address: $2 + 3651 = 0.00$ e-mail: $5/fea$ (0) au	o/ Conphone
Comments:	
Name:	Signature
Address:	
e-mail:	phone
Name:	
Address:	
e-mail:	phone
> Y	G :
Name:	Signature
Addiess.	
e-maii:	pnone
Comments:	
Name:	Signatura
Name:	Signature
Address.	, mb on a
e-man.	phone
Comments:	

Th 166

RECEIVED

August 28, 2008

AUG 2 9 2008

CALIFORNIA COASTAL COMMISSION CENTRAL COAST AREA

Ms. Susan Craig California Coastal Commission 725 Front Street, Suite 300 Santa Cruz, CA 95060

Subject:

Public Hearing Concerning Demolition of the Pleasure Point Roadhouse;

Permit No. A-3-SCO-08-036; 23905 East Cliff Drive, Santa Cruz, CA 95062

Dear Ms. Craig:

I am in receipt of the Notice issued by the California Coastal Commission, dated August 22, 2008, regarding the subject hearing. My wife and I own a home at 3848 Moana Way, which is immediately adjacent to and west of the Pleasure Point Roadhouse. The current appeal filed with the California Coastal Commission to prevent or delay the demolition of the Roadhouse causes us great concern. The Roadhouse structures create safety concerns, represent a fire hazard, are vermin-infested, invite vandalism, and are in a dilapidated condition. The Roadhouse is not a visual resource and severely diminishes the beauty and character of the surrounding area. Therefore, the Roadhouse structures should be demolished as quickly as possible.

Santa Cruz County has performed a comprehensive review of the historic significance of the Roadhouse and has determined there is no evidence to support any such relevance. Furthermore, a subsequent appeal to the County revealed no new evidence concerning the historic significance of the Roadhouse, resulting in the original ruling being upheld by the County. Therefore, the County approved the applicant's request for a demolition permit.

In conclusion, as concerned residents of the Pleasure Point area, we believe the Roadhouse structures adversely impact the safety and charm of the community and, therefore, desire the expeditious demolition of the structures in an environmentally sound manner. We respectfully request that the Commission approve such demolition without delay. Thank you.

Sincerely

Bruce J. Sakashita

3848 Moana Way Santa Cruz, CA 95062

Telephone: (434) 996-9100

Th 166

RECEIVED

August 26, 2008

AUG 2 8 2008

Mr. Dan Carl
District Manager
California Coastal Commission
725 Front Street, Suite 300
Santa Cruz, CA 95060

CALIFORNIA COASTAL COMMISSION CENTRAL COAST AREA

Dear Mr. Carl,

I live next door to the property some people refer to as "the roadhouse". It is located on 23905 East Cliff Drive. I have become aware that an appeal has been filed with the Coastal Commission to delay the demolition of the severely run down structures on this property. I would like to see these structures demolished as soon as possible. This site in its current state is a fire hazard, vermin infested facility and is repeatedly being broken into by vandals. It is an unsafe series of buildings and an eyesore to our neighborhood and community as a whole.

Santa Cruz County has already performed an exhaustive historic review of the property and has ruled that there is no evidence to support that the building is historic in any way. No new evidence regarding historic or any other value was submitted during a subsequent appeal to the County where they upheld their original ruling as not historic and approved the owner's request for a demolition permit.

It is clear that the buildings on this property do not add anything to the character of the neighborhood or community as a whole and in fact seriously detracts from the character of the neighborhood, community and beautiful coastal landscape. Please accept this letter as our sincere request to the coastal commission to approve the demolition submission and not allow another pointless appeal to waste tax payer dollars and the Coastal Commissions valuable time.

Respectfully,

James B. Wood 3842 Moana Way

Santa Cruz CA 95061

Lan Swood

RECEIVED

July 25, 2008

AUG 2 8 2008

CALIFORNIA COASTAL COMMISSION CENTRAL GOAST AREA

Mr. Dan Carl District Manager California Coastal Commission 725 Front Street, Ste. 300 Santa Cruz, CA 95060

RE: The "Roadhouse" 23905 East Cliff Drive

Dear Mr. Carl.

I understand the owners of this property desire to demolish it but that an appeal has been filed to prevent demolition on the basis the property adds "history and character" to the area. Nonsense. The property is a fire hazard and an eyesore and needs to be torn down.

The owners have been drawn through the ringer for over two years while simply trying to use their property as they wish – privileges we, as Americans, rightfully possess. The initial drive to "save the roadhouse," an affectionate name never used before this effort, was begun with a petition much along the lines "Yeah, dude. Let's save the roadhouse" with the thought it could become a youth hostel or a surfer museum – just what the neighborhood needs. The County then attempted to show the property has historical significance and should be preserved for that reason. But the property meets none of the conditions required to designate it an historical site and the County abandoned its stance.

Then there was a County drive to make it a park, even though the property is not well situated for one, given its shape and the fact it is surrounded by adjacent private homes and lacks appropriate parking. Besides, the County would be foolish to spend the amount of money needed to buy this property since there is already a park less than half a block away.

I don't know if you have personally visited the property. The entire first floor has what must be illegal 7-foot ceilings, the rooms are a mish-mash of add-ons without plan or order, the whole place is rotting and falling down, and the outbuildings are uninhabitable shacks -- nothing is redeemable without tremendous expense and complete reconstruction. There simply are no logical reasons to maintain the buildings' existence.

I'm reminded of Charles Dickens' story in <u>Bleak House</u>: The estate case went on for so long, there was nothing left for its heirs when it settled in their favor. There seems to be a parallel in what's happening to the owners of the "roadhouse."

Please reject any appeals out of hand and let the owners get on with their lives – they have already spent more time and money than they should have defending their property rights. Let's not waste more taxpayers' money on frivolous ideas and personal agendas.

Regards,

Jim Tucker

33 Rockview Dr.

Santa Cruz, CA

831-462-5055

July 28,2008

Regarding appeals for the property located at: 23905 East Cliff Drive, Santa Cruz, CA (some refer to it as "the roadhouse")

Dear Dan Carl,

Regarding our property

My 89 year old mother has owned this property for 35 years. It has been private property during that entire time.

The property was never a roadhouse or brothel. Now all agree on this point.

I will try to address the issues brought up in the appeals below.

Overview of historic issue:

Sept 2006 we received notice that our property was being evaluated among 46 others for potential historic designation. At this time, Santa Cruz county staff and CIRCA (consultant hired by the county) agreed that our property should retain an NR6 rating, which means: property has been evaluated but does not quality for an NR5 (historic)designation. There are very clear guidelines regarding what is historic. Our property did/does NOT fulfill any of those guidelines.

The county held over 7 hearings, over the course of 2 years, regarding the potential historic designation of 23905 East Cliff.

After two years of reviewing all reports, studies and data, the Santa Cruz County Board of Supervisors voted that the property should not be designated historic on Feb. 12, 2008.

The property was reviewed and studied by:

Santa Cruz County Staff, county hired consultant CIRCA, county hired review that was done by ARG (San Francisco's Architectural Resources Group), Historian Michael Crowe peer review, Historian Margaret Clovis peer review, Dr. Anthony Kirk in depth report. ALL agree that our property should NOT be designated a historic resource.

Community Character:

In July, 2008, Pleasure Point presented a draft for a Community Plan. I do not see "community character" directly addressed in that plan. I do not know of any local policies that specify community character.

On page 25 of the Pleasure Point Community Plan, under urban design and existing development standards it states:

"Pleasure Point's building environment can be described as eclectic."

On page 47 the report expresses 7 visions and goals of the community which are:

- 1. Retain small town/beach town character
- 2. Ensure complementary scale of new development
- 3. Promote access to sun and light
- 4. Protect and enhance natural and ecological systems
- 5. Retain and enhance walkable and bike-able character
- 6. Provide neighborhood friendly infrastructure improvements.
- 7. Establish clear and simple design standards and permitting process

On page 56 under proposed standards & guidelines for building mass and height it is proposed:

"Reduce perceived mass and bulk of two-story houses by setting back second floors 10-ft. from the sideyard property line." In other words, our existing building does not conform with the new guidelines wanted by the community to reduce large box style construction.

Fence:

After the property became vacant we put a chain link fence around the property. The reason for this is that it is private property. We were especially concerned that children would be drawn to play in or around abandoned buildings. We wanted to prevent people from wandering around the property and causing mischief, vandalism, or getting harmed and injured. Supervisor Jan Beautz publicly thanked me for fencing the property at a community meeting that was held in the Grange building.

Even with the fence in place, we have seen signs that people are continually climbing over and under the fence. We notice that things are moved around on the property on an ongoing basis. Recently one of the cottage doors has been forced open. We have re-nailed windows shut numerous time after seeing forced entry.

In May, neighbors complained about rats living under the blackberries and dead wood on the property. When we were contacted about this we immediately responded and hired Clark Pest Control to set traps. The environmental contact person, Celia Brown, requested that we remove all blackberries, brush and dead wood from the property. We are having the brush and dead wood removed on Monday, July 28. We have clearly specified that the crews are not to touch any of the buildings in any way.

Signage:

After we fenced the property, we posted "No Trespassing" signs on all 4 exterior sides of the fencing. We securely fastened the signs from the back of the fence in the hopes that people would not remove them. The signs remained in place for awhile, then we noticed that they were being torn down. We found the downed signs and reposted them a number of times. When they became too damaged to repost, we purchased new ones and put those on the fence. The signs were standard sizes (15"x19" and 18"x24") thick plastic type that we purchased at the hardware store on 41st Ave. Signs were posted on

the chain link on the East Cliff drive side, the east side, the west side by Moana way and at the rear. (see attached map)

After replacing the signs many times we decided it was futile to post them on the fence, so we posted them on the buildings instead. We found these were not vandalized and remained. When the county instructed us to post signage for the demolition, we posted it at the front of the building, next to a sign that had not been vandalized. The area where it is posted is sheltered from the rain and is where the building is close to the fence and the street, but not so close that it could be torn down. We felt that if the sign could physically be reached from the fence, that it would be torn down.

<u>Noticing</u>: the only noticing required of our family was posting the sign on the building. Neighbor notification is done by the county and the county also publishes notice in the local newspaper.

Other Concerns:

Some people would like to own our property and make it a museum, coffee house, community center, etc. The property is zoned multi residential. It has been zoned multi residential for over 35 years.

Please let us know if there is more information that we can provide to you to help in your assessment of the appeals. Many misconceptions and falsehoods have been generated during the last two years.

We are willing to help and cooperate in any way possible.

We would like to request a Sept. hearing date. We know you are very busy, but having the hearing in Sept. would be deeply appreciated by our family.

Many thanks for your time,

Leila Naslund, Lita Ruble and Wendy Hoffman

If you have any questions please contact:

Wendy 970-247-4409

radha@gobrainstorm.net

RECEIVED

Th 166

July 15, 2008

JUL 1 7 2008

Mr. Dan Carl District Manager California Coastal Commission 725 Front Street, Suite 300 Santa Cruz, CA 95060 CALIFORNIA COASTAL COMMISSION GENTRAL COAST AREA

Dear Mr. Carl,

I live next door to the property some people refer to as "the roadhouse". It is located on 23905 East Cliff Drive. I have become aware that an appeal has been filed with the Coastal Commission to delay the demolition of the severely run down structures on this property. I would like to see these structures demolished as soon as possible. This site in its current state is a fire hazard, vermin infested facility and is repeatedly being broken into by vandals. It is an unsafe series of buildings and an eyesore to our neighborhood and community as a whole.

Santa Cruz County has already performed an exhaustive historic review of the property and has ruled that there is no evidence to support that the building is historic in any way. No new evidence regarding historic or any other value was submitted during a subsequent appeal to the County where they upheld their original ruling as not historic and approved the owner's request for a demolition permit.

It is clear that the buildings on this property do not add anything to the character of the neighborhood or community as a whole and in fact seriously detracts from the character of the neighborhood, community and beautiful coastal landscape. Please accept this letter as our sincere request to the coastal commission to approve the demolition submission and not allow another pointless appeal to waste tax payer dollars and the Coastal Commissions valuable time.

Respectfully,

Thomas W. Pridham Ocean Cliff Villages

3840 Moana Way

Santa Cruz, CA 95060

August 28, 2008

Mr. Dan Carl District Manager California Coastal Commission 725 Front Street, Suite 300 Santa Cruz, CA 95060

RECEIVED

SEP 0 2 2008

CALIFORNIA COASTAL COMMISSION GENTRAL COAST AREA

Dear Mr. Carl,

I live next door to the property some people refer to as "the roadhouse". It is located on 23905 East Cliff Drive. I have become aware that an appeal has been filed with the Coastal Commission to delay the demolition of the severely run down structures on this property. I would like to see these structures demolished as soon as possible. This site in its current state is a fire hazard, vermin infested facility and is repeatedly being broken into by vandals. It is an unsafe series of buildings and an eyesore to our neighborhood and community as a whole.

Santa Cruz County has already performed an exhaustive historic review of the property and has ruled that there is no evidence to support that the building is historic in any way. No new evidence regarding historic or any other value was submitted during a subsequent appeal to the County where they upheld their original ruling as not historic and approved the owner's request for a demolition permit.

It is clear that the buildings on this property do not add anything to the character of the neighborhood or community as a whole and in fact seriously detracts from the character of the neighborhood, community and beautiful coastal landscape. Please accept this letter as our sincere request to the coastal commission to approve the demolition submission and not allow another pointless appeal to waste tax payer dollars and the Coastal Commissions valuable time.

Jack + Mailher Julion Jack & Martha Jenkins 3844 Moana Way

Santa Cruz, CA 95062

RECEIVED

SEP 0 3 2008

CALIFORNIA COASTAL COMMISSION CENTRAL COAST AREA

Thi6b A-3-SCO-08-036 Lamura Latae Oppose

California Coastal Commission 725 Front St, Suite 300 Santa Cruz, Ca 95060

To Whom It May Concern:

It has come to my attention that there is a group of young people that deeply care about the RoadHouse of Pleasure Point. How proud we should be of these potential leaders that love the Character and Value of this Roadhouse. This is not just a house to them. It is their past meetings, togetherness, value and a community cherished prize.

Perhaps, because of such deep caring, they would be willing to help paint and restore it? The great determination they have put forth to save it tells me that they are remarkable, deep feeling, and have leadership qualities that should not be ignored, but developed. There are many other properties that are becoming available for investors. Deep in your hearts, I believe you would like to give these strong, intelligent, youth an opportunity to show their leadership and abilities to restore this house as a Youths' Community Leadership Training and Recreational Building for inspired and sentimental youth to meet and help each other Be the most that they can be.

Sincerely, Lamura Latae

RECEIVED

SEP 0 5 2008

Th16b A-3-SCO-08-036 Charles Paulden Oppose

Thibb

CALIFORNIA COASTAL COMMISSION

While Staff tells us that they cannot recide the SavaRha Roadhouse based on its historic qualities, we therefore need to make our case on Community Character and Visual Resources. The Arts and Crafts Style of the Roadhouse was a reaction to the conspicuous consumption represented by the Victorian houses.

The appeal of an unpretentious well built home built with good materials and craftsmanship in a natural setting, seems to be the character of Pleasure Point.

The Staff says that the Roadhouse is too large to be compatible with the small cottages, yet they allow all the new big houses that represent conspicuous consumption that the Roadhouse and Pleasure Point are a reprieve from.

While Realtors, Developers and monster house Architects call it an "eyesore", those who understand what makes Pleasure Point special, find it a site for sore eyes.

Following we will explain what we value and want saved, please help preserve our Community Character and Visual Fabric.

Thank you

People for the Preservation of Pleasure Point

We disagree with the local CCC staff and believe the Roadhouse is important to our Community Character and is a Visual Resource along a designated Scenic Road.

The County has failed to designate Pleasure Point as a Special Coastal Community and the Roadhouse as an Historic Resource. Thus the only way in which the historic resource value of the Roadhouse and its site is reflected in an LCP sense, is strictly in terms of its contribution to Pleasure Point's Community Character, and as a Visual Resource, resources that are protected by the LCP.

Staff states

"no denying that the Roadhouse has long been a part of the community character... the concept of "community character" can be somewhat nebulous at times, and staff recognizes that reasonable people will disagree on such character and/or defining elements of it as a result.

...this type of close-knit, small-scale housing stock and related informal beach community aesthetic and ambiance that best defines Pleasure Point's charm and appeal, and perhaps best defines what the community's character is and should be in an LCP sense."

(Our response in CAPS)

YET EVERY APPEAL BASED ON THIS SMALL SCALE HAS BEEN REJECTED AND THE LARGE SCALE BUILDING PERMITTED,

"The Roadhouse strikes an attractive craftsman silhouette as seen from East Cliff Drive (the main through public road in Pleasure Point) and represents an interesting feature in the viewshed, but it is neither evocative nor representative of Pleasure Point as a whole"

YET MANY SEE IT AS THE ICON OF PLEASURE POINT, SUCH AS COIT TOWER IN SF, AND ADDS A UNIQUE VISUAL ELLEMENT THAT HELPS DEFINE THE CHARACTER OF PLEASURE POINT.

"The Roadhouse is also in fairly bad shape, and is clearly falling apart due to its age and deferred maintenance over time."

IT IS NOT "CLEARLY FALLING APART" AS CAN BE SEEN AT THE WIKIPEDIA SITE, IT HAS SUFFERED AT THE HANDS OF THE DEVELOPERS WHO EVICTED THE TENANTS AND ALLOWED DEMOLITION BY NEGLECT AND VANDALISM.

"the Roadhouse demolition project presents some difficult LCP questions, and some difficult LCP judgment calls, in relation to protecting Pleasure Point's community character it should not significantly adversely affect the community character of Pleasure Point Page 33 of 80

THE DEVELOPERS

- +EVICTED THE TENANTS FROM AFFORDABLE COASTAL HOUSING, A PROTECTED LCP RESOURCE.
- +HIRED A HISTORIAN TO REFUTE ALL THE LOCAL HISTORIANS AND HAD IT LISTED AS NOT PROTECTED IN A 3/2 VOTE OF THE SUPERVISORS.
- + HAD A TERMITE REPORT AND SAID IT REQUIRED DEMOLITION RATHER THEN TENTING AND MAINTAINANCE.

(The termite report only calls out ~\$3600 and leaves the developers to call for bids on other parts. They did not ask for bids.

- +They asked an Engineering firm and they said it would cost to build it to present Code. Historic listing allows Historic Code to be used (See Th16b CCC Exhibit 13 page 6 of 6,), so this argument is weak too.
- +They sent pictures and asserted that it would cost too much to do the maintenance and clean affected areas. The Staff did not ask for facts and accepted their assertions.)
- + ERRECTED A CHAIN LINK AND BARB WIRE FENCE IN THE PUBLIC RIGHT OF WAY AND POSTED PUBLIC NOTICES BEHIND THE FENCE WITH NO TRESPASSING SIGNS, WHERE THE PUBLIC COULD NOT READ THEM.
- +THEY SAID THEY SAW A RAT AND ENVIRONMENTAL HEALTH PERMITTED THEM TO SCRAPE THE BACK HALF AC ELIMINATING ANY INFORMATION NEED FOR CEQA.

(Staff did not stop this action, which leads to a bad precedence in circumventing Coastal protection) +NOW THEY WANT TO BULLDOZE THIS 100 YR OLD LANDMARK THAT REPRESENTS THE LAST OF OUR NATURAL NON PRETENTIOUS CHARACTER.

JUST AS THE ARTS AND CRAFTS HOMES WERE A REACTION TO THE CONSPICUOUS CONSUMPTION REPRESENTED BY THE VICTORIANS, THE ROADHOUSE WITH IT NATURAL BROWN SHINGLES AND FITTING INTO NATURE, IS THE LAST BULLWORK AGAINST THE OVERWHELMING HOUSES THAT THE CCC IS PERMITTING IN THIS AREA, STAFF SAYS THAT THE SMALL SCALE HOMES ARE THE COMMUNITY CHARACTER, YET EVERY TIME WE APPEAL THE VERY LARGE HOUSES THEY SAY THEY ARE IN CHARACTER. HOW CAN THEY HAVE IT BOTH WAYS?

STAFF POINTS OUT THAT PLEASURE POINT IS NOT A LISTED SPECIAL COASTAL COMMUNITY, YET THE DEFINITION OF A SCC COVERS PLEASURE POINT. THE STAFF HAS CALLED PLEASURE POINT A SPECIAL COASTAL COMMUNITY IN CD-021-03 PLEASURE POINT SEAWALL STFRPT 1.14.2004.DOC, P54 LINE 2.

PLEASURE POINT IS A PRIME EXAMPLE OF A COMMUNITY THAT HAS UNIQUE CHARACTER AND IS VALUED BY THE PUBLIC.

THE HISTORIANS HIRED BY THE COUNTY SAID THE ROADHOUSE IS ELIGIBLE IF PLEASURE POINT WERE A HISTORIC DISTRICT AND SEEMED TO IDENTIFY IT AS SPECIAL IN THIS WAY. (See Th16b CCC Exhibit 13 page 6 of 6,)

AN HISTORIC DISTRICT HAS CHARACTER THAT CAN BE PLANNED FOR AND DEVELOPED AROUND. THE ROADHOUSE IS THE NUCLEUS AROUND WHICH THIS COMMUNITY EVOLVED.

BY REMOVING THE CORE, THE SYSTEM TENDS TO FALL APART.

THE LOSS OF THIS SITE WILL LEAD TO THE LOSS OF THE CHARACTER THAT STAFF SAYS IT IS TASKED TO PROTECT, COMMUNITY CHARACTER AND ITS VISUAL FABRIC.

THROUGH THE FAILURE OF THE COUNTY TO PROPERLY NOTIFY THE PUBLIC, DESIGNATE HISTORIC RESOURCES AND ALLOWING GRADING IN THE COASTAL ZONE WITHOUT ADEQUATE OVERSITE, WE ARE BROUGHT TO THIS APPEAL TO THE COMMISSION.

STAFF CALLS THIS A VALUE JUDGMENT.

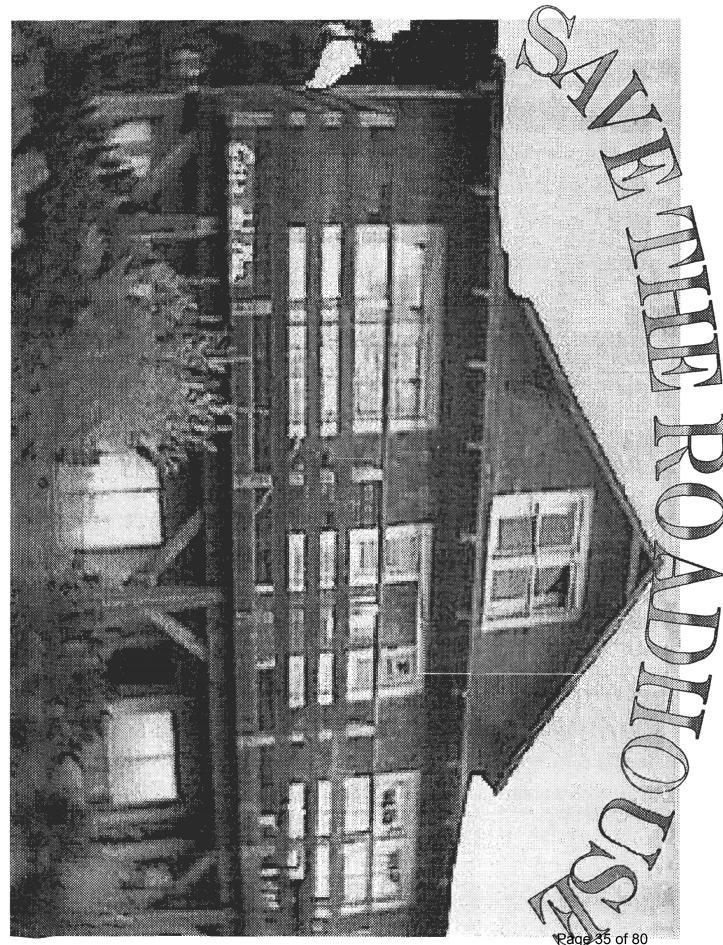
HUNDREDS OF PEOPLE HAVE ASKED FOR THIS ICON OF PLEASURE POINT TO BE PRESERVED. THE PLEASURE PONT PLANNING PEOCESS HEARD MANY APPEALS FOR ITS PRESERVATION AND WAS SUGGESTED AS THE COMMUNITY CENTER.

REDEVELOPMENT HAS TALKED WITH THE OWNERS IN ATTEMPTS TO BUY IT FOR THESE PURPOSES. MANY COMMUNITY GROUPS HAVE WRITTEN LETTERS IN SUPPORT OF PRESERVATION.

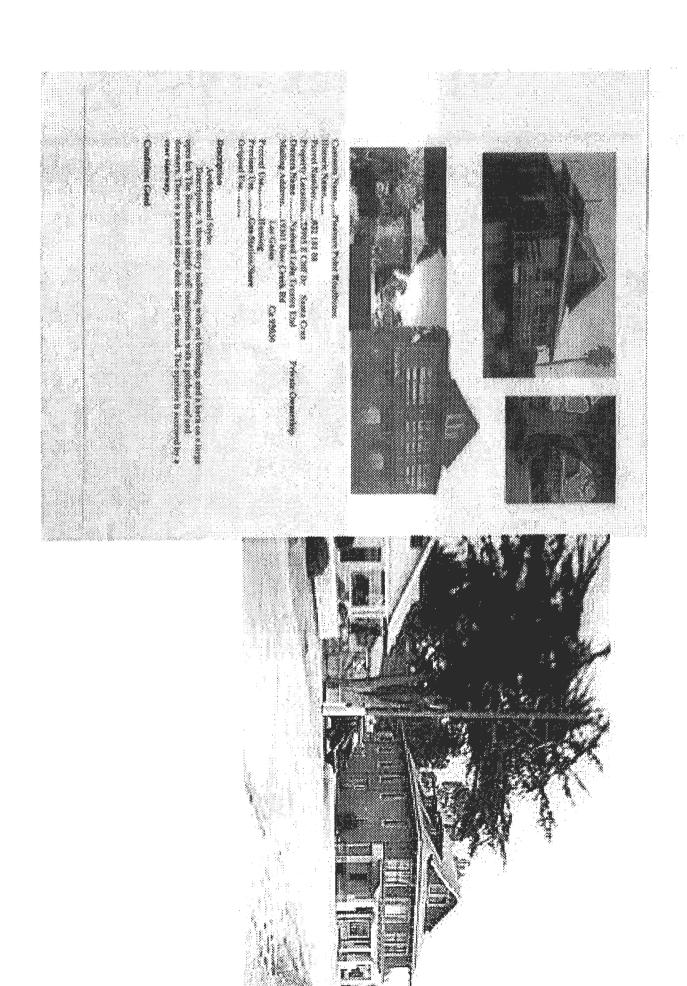
LETS USE THE JUDGMENT ON THE SIDE OF PRESERVATION. ONCE IT IS GONE...

PLEASE HELP PRESERVE AN EXAMPLE OF LIVING IN NATURE VS DOMINATION OVER NATURE AND PRESERVE OUR NEIGHBORHOOD CHARACTER AND VISUAL RESOURCES.

Page 34 of 80



Compiled by Charles Paulden



Page 36 of 80

documentation is necessary. Research materials would include the following: To evaluate a property for architectural merit, historic integrity and social context, pertinent research and evidence of substantiated

- A. City building files (permit records etc)
- B. Sanborn fire insurance maps
- C. Historic city/county mapsD. Historic/period photographs
- . County history
- Census records
- County records
- H. City/county directories
- Existing county survey
- Other sources.

Evaluation Process

the criteria in mind when developing a preliminary evaluation. state and local criteria as described in the sections below. This aspect is out of the scope of work for this contract, however, it is important to have If a property appears to be for eligible for inclusion on the California Register the next step is to evaluate the property for significance based on national,

Evaluation for Significance: The National Register Criteria for Evaluation

community, State, or Nation architecture, archeology, engineering, and culture. National Register properties have significance to the prehistory and history of their The National Register of Historic Places is the official list of properties, structures, districts, and objects significant in American history,

Register Bulletin Number 22, Guidelines for Evaluating and Nominating Properties That Have Achieved Significance Within The Past Fifty Years For properties that are less than fifty years of age, please see National Register Criteria for Evaluation Criteria Consideration G and National described in a separate section of this manual

Areas of Significance

Agriculture Architecture

Archeology

- Prehistoric
- Historic—Aboriginal Historic—Non-Aboriginal Art

Commerce Communications

Education Engineering Entertainment/Recreation Ethnic Heritage Community Planning and Development Conservation Economics

- Asian
- Black
- European
- Hispanic
- Native American
- Pacific Islander

Other Property

Exploration/Settlement Health/Medicine Industry Invention

Landscape Architecture Law

Literature Maritime History Military Performing Arts Philosophy Politics/Government

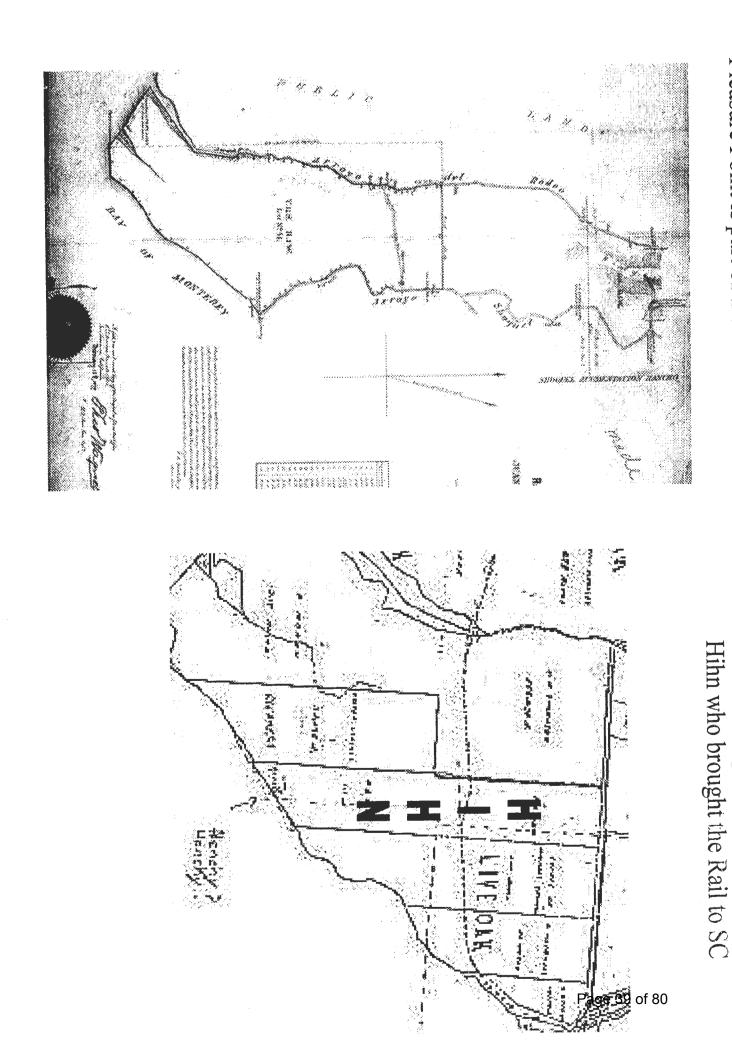
Religion Science Social History Transportation

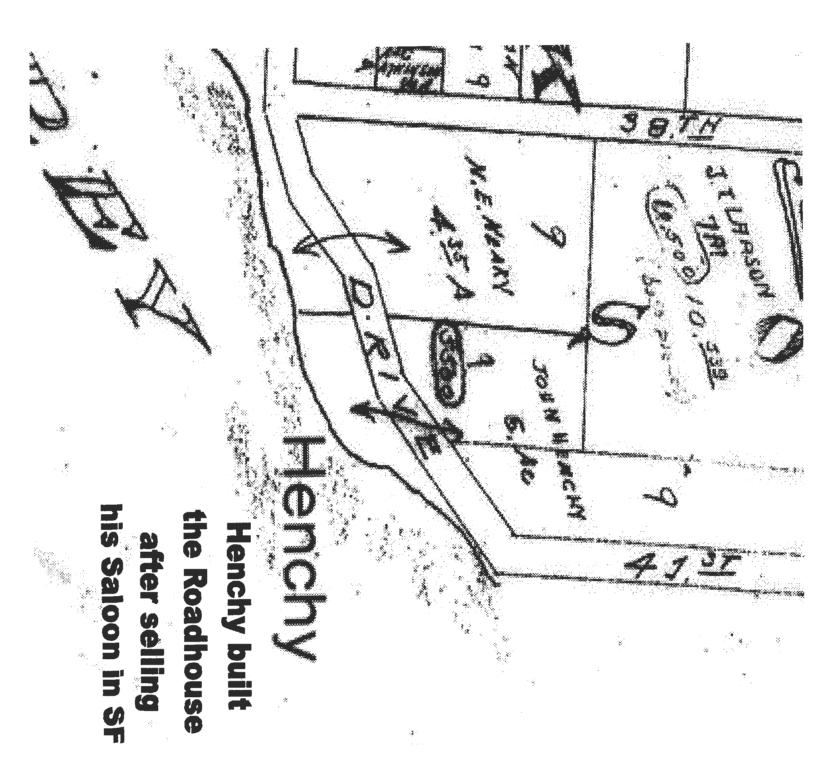
Evaluation for Significance: The California Register Criteria for Evaluation

the National Register are automatically eligible for the California Register. national level. California Register properties must have significance under one of the four following criteria. Properties that are eligible for The California Register of Historic Places is the official list of properties, structures, districts, and objects significant at the local, state or

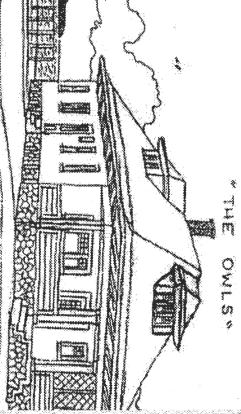
- 1) Associated with events that have made a significant contribution to broad patterns of local or regional history, or cultural heritage of California of the United States;
- 2) Associated with the lives of persons important to the local, California or national history
- 3) Embodies the distinctive characteristics of a design-type, period, region, or method of construction, or represents the work of a master, or possesses high artistic value; or
- 4) Yields important information about prehistory or history of the local area, California or the nation

Pleasure Point is part of the historic Rancho Rodeo The Koadhouse Property ence was owned by





at the end of 30th Ave The Houghton house



It was noted as when it burned a grand house

- C//C//C/

Late A. D. Houghton Had Remarkable Career

when a services and services and the and in the densk has provided spector and Walton, agod \$1 person. He was a mean at increds who segree big unitage of Lana for errossion when the leveral Banker & Vist contury. esta. Ille Heaves benddis bis with

and posterior, have Reported Recognitions, France Greeks Houghhou siler. Mrs. T. M. Berney, and thing

Home Burns to the Ground

Or Designment by the street to with They the was the Bas King Drive. they were and harter despend on the he T live a 27 To 12 to be to be a 1 2 1 to 12 2 to 12 2 to 12 2 2 1000 44 4 mm 4 1600 DATA RESIDENT STOOPS SERVED BY NOT the descript a subspace us. I have has been board the billant rocked and

e stituted have no seem in a The tree of the state of the st Select his area of the transmission of the training Shell in wor heigemoulds he do elly intelle in the working organization for mount toom at the steer wild the exception The Incidence was per of the Sound The Real Sect Audious Sect Seattles

Thory & and Expert Diongthees; a 1772s twostown of the issurestant en-

Lenis D. Horgebon, Their recrising with advantable udusologies or upon proposed in the advantable of their fair. Total and the State

Family May See

paralle sign offs all offs by the same of the same of

Spokens West For the last tra play, Myssile Shower and Old Fellows. The body will be seen to Cyroses. yearn. Mr. Bloogbism eraffed in Sacra The Arterial was a saire of

ster of Mr. Houghton- carper with (18 cost) Japanes & About in 1888

Paydon and artistrated and most dis-Thoughton's actional waterware plant which the number was remember 28 issu Sitted the blooms angewess at



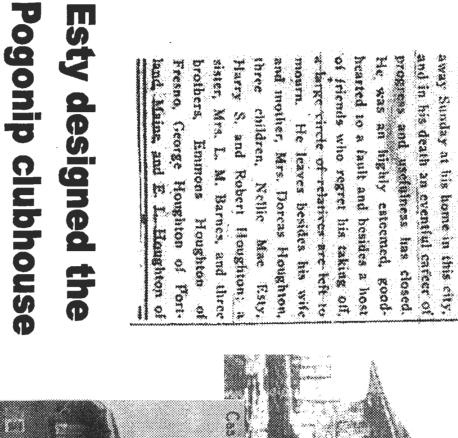
Central Lumber Compa

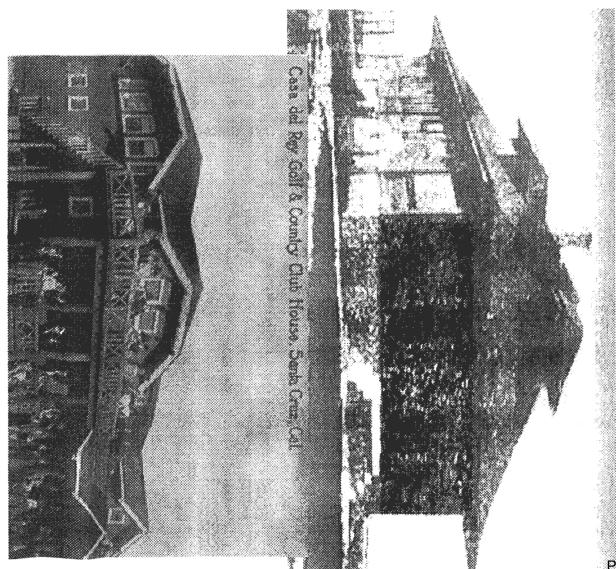
ANTIRETER OF THOUAST

Houghton's daughter Nellie May was married to L. D. Esty

Esty The Houghton house may have been designed by

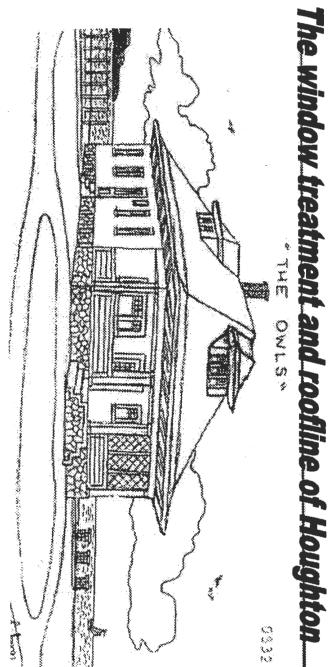
and in his death an eventful career of away Sunday at his home in this city, incorporated name of the Central of friends who regret his taking off progress and usefulness has closed. Lumber & Fuel company, passed a large vincle of relatives are left to He was an highly esteemed, goodand mother, Mrs. Dorcas Houghton mourn. He leaves besides his wife hearted to a fault and hesides a host sister, Mrs. L. M. Barnes, and three three children, Nellie Mac Esty, Fresno, George Houghton of Fort-Harry S. and Robert Houghton; a fitton & Cardiff, now under the Houghton of

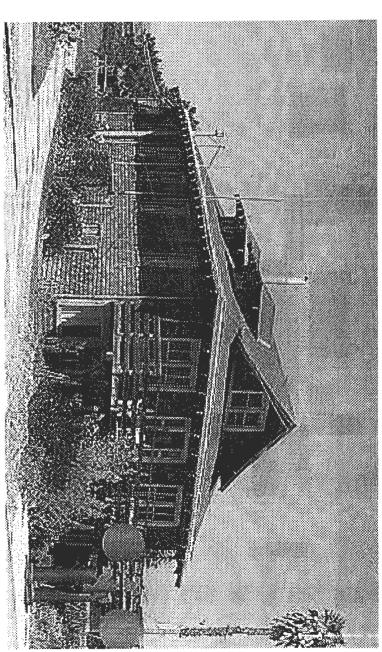


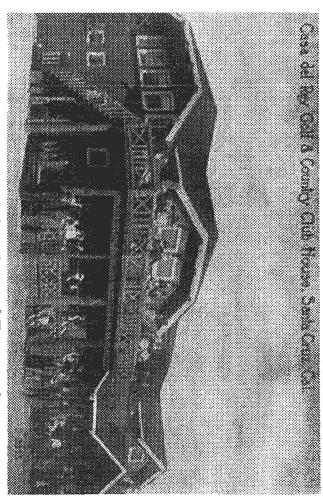


Page 42 of 80









And the shingles of Pogonip

Further research may reinforce the Roadhouse is an Esty as it has many of his distinctive characteristics and merit of construction

Evaluation for Significance: The California Register Criteria for Evaluation

The California Register of Historic Places is the official list of properties, stretures, district and objects squalificant at the local state of properties that the control of the contr

1) Associated with events that have made a significant contribution to broad pattern of local or regional history, or cultural harmage of California of the United States;

2) Associated with the lives of persons important to the local, California or national history

4) Yields important information about prehistory or history of the local 3) Embodies the distinctive characteristics of a design-type, period, regima, or med of co**nstruction, or represents the** work of a moreor, or presents high writishe value; or

area, California or the nation.

Page 45 of 80

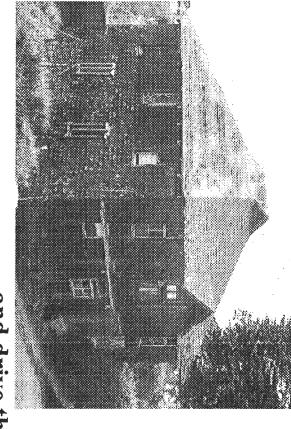


hey are located in what is now Wilder Ranch State Park tact including the Meivin Wilder House (above) and the Horse Barn (below).

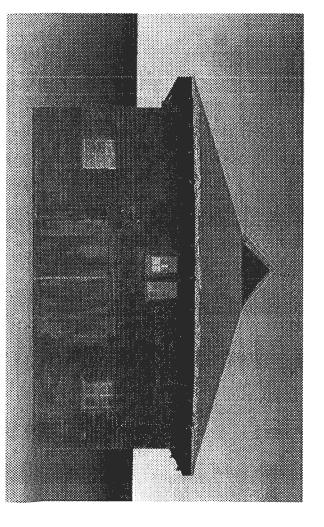
The barn is historic as is the Wilder barn, it links to our Agricultural past

As Wilder, it has interesting architectural details The roofline, windows and shingle siding

age 48 of 80

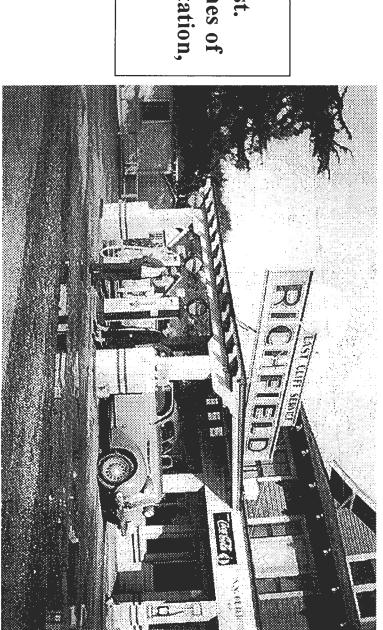


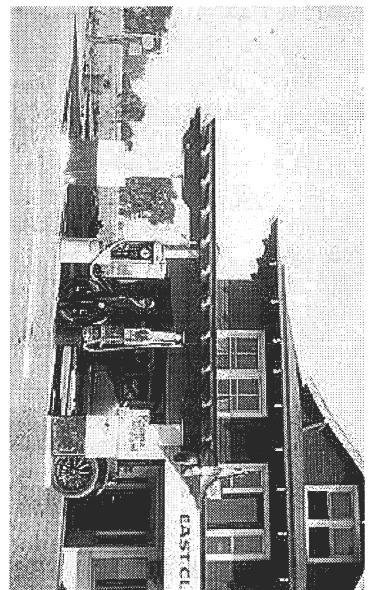
and drive through from front to back



that was useful when wheat was grown in the Point

It was one of the few gas stations right on the coast. Contributing to the themes of commerce and transportation, As well as tourism

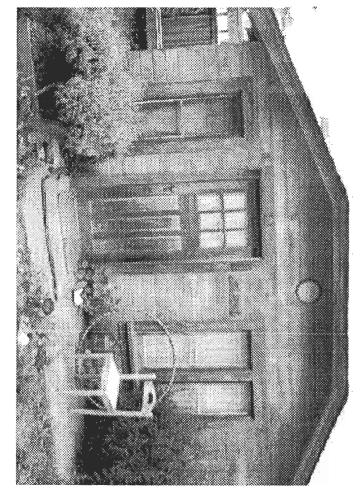


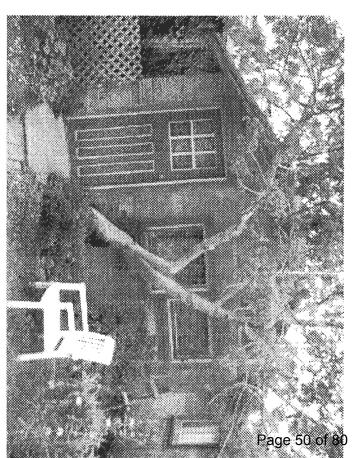


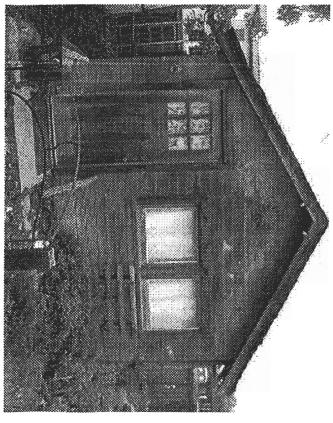
The wheat fields were next door when Peterson started his Roadhouse

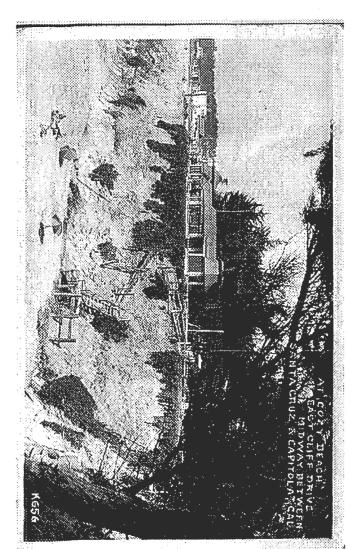
Page 49 of 80

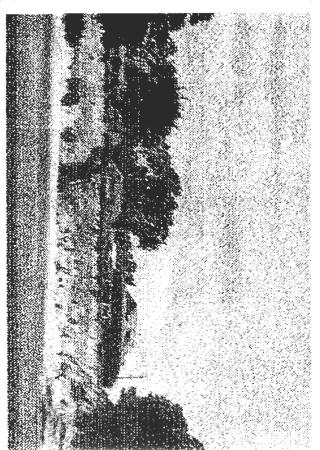
The cottages had a similar Craftsman style



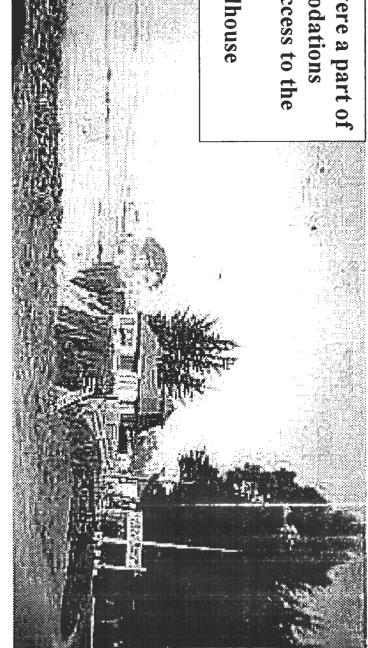




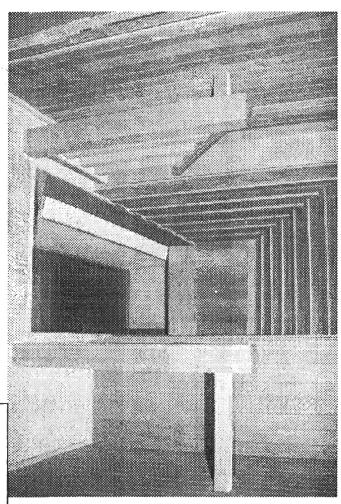




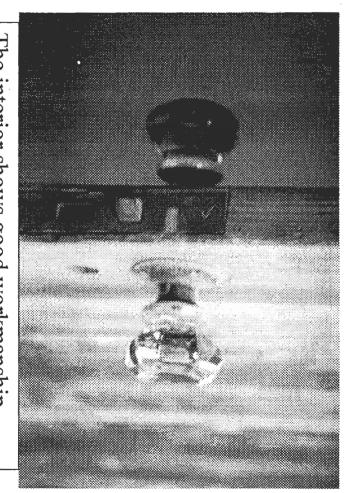
The Cozy Cottages were a part of the visitor's accommodations
And they provided access to the beach across from the Roadhouse

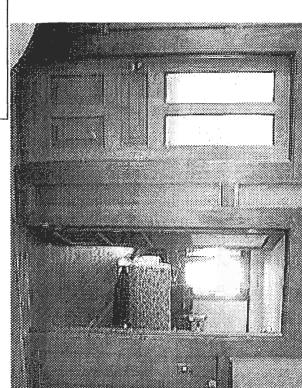


Page 51 of 80

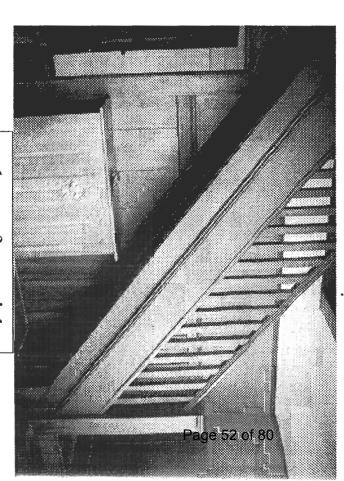


The interior shows good workmanship

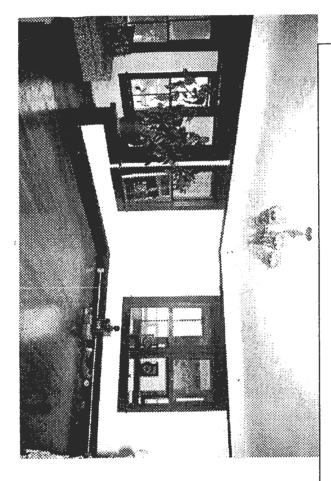




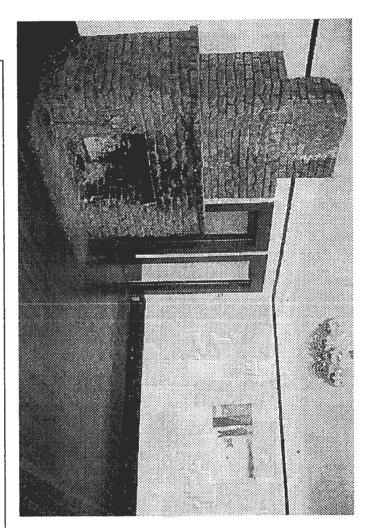
and use of materials

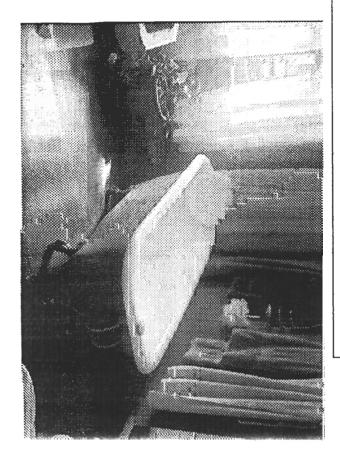


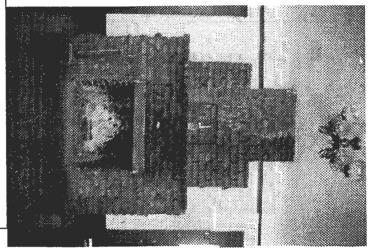
and attention to detail



from hardwood floors and the Craftsman style fireplace to the clawfoot bathtub

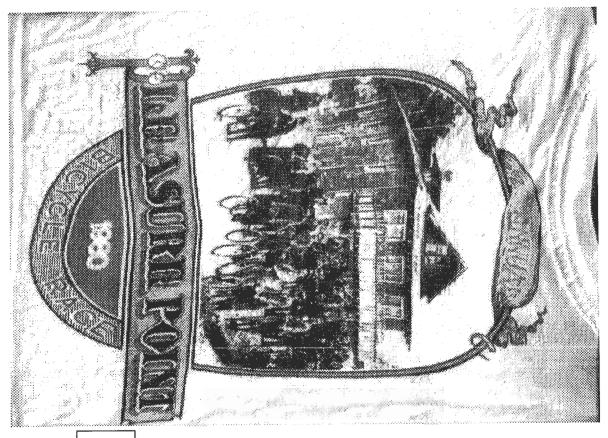




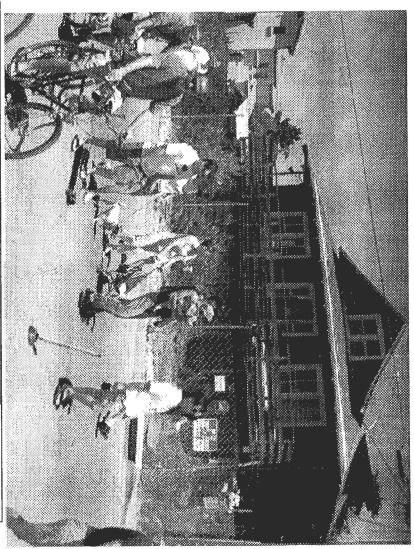


Page 53 of 80

has made it a treasured part of Pleasure Point

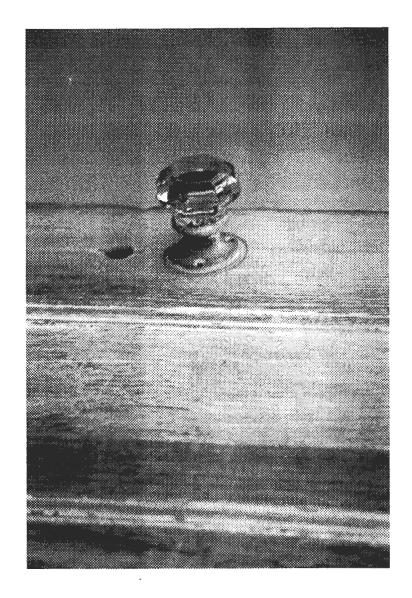


Please free the Roadhouse for our community

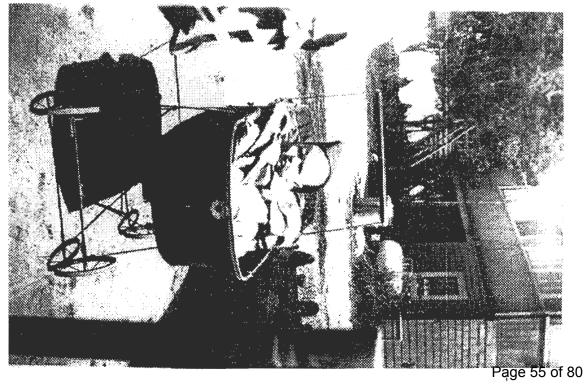


Page 54 of 80

Please keep this doorway to our past open



for the children



ZONING/PERMIT PROCESSING 831/420-5100 • FAX 831/420-5101 INSPECTION SERVICES 831/420-5120 • FAX 831/420-5101



COMPREHENSIVE PLANNING,
HOUSING AND
COMMUNITY DEVELOPMENT
831/420-6250 • FAX 831/420-6458

PLANNING DEPARTMENT

809 Center Street • Room 206 • Santa Cruz, CA 95060 • cityplan@ci.santa-cruz.ca.us GREG LARSON, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

November 14, 2007

Santa Cruz County Board of Supervisors Governmental Center 701 Ocean Street, Room 525 Santa Cruz, CA 95060

Dear Board of Supervisors:

At the City of Santa Cruz Historic Prescrvation Commission meeting of November 14, 2007, it was brought to the Commission's attention during Oral Communications by several persons from the public that the historic status of the Roadhouse building in the Pleasure Point area will be heard at the Board of Supervisors' next Board meeting.

The Historic Planning Commission regards the Roadhouse to be an exceptional historic architectural example of Pleasure Point similar to the brown shingle style of the Pogonip Clubhouse. The rustic ambiance is one of the last examples in its natural wooded setting that typified "Old Pleasure Point". The Historic Preservation Commission strongly supports the historic listing of this landmark as a protected NR-5.

Sincerely,

David Subocz, Chair

Santa Cruz City Historic Preservation Commission



2006 Board of Directors

Ray Conti President

Phil Matthews Vice-President

Betty Bullaro Secretary

Mike Castro Treasurer

"Doc" Rivera Sergeant at Arms

Don Darst Director

John Mel Director The Pleasure Point Night Fighters,
Calls upon the Supervisors of the County of Santa
Cruz to list the "Pleasure Point Roadhouse" at 23905 East Cliff, as a Historic Resource of NR-5,
The "Roadhouse" is built on land once a part of
Rancho Rodeo.

Hinn, who brought the narrow gage Rail to Santa Cruz and developed Capitola, owned this property.

Henchy, who had a saloon in San Francisco, bought a portion of Hinn's property and built this Craftsman style house, The natural setting and the Oriental Flair on the rafters and the dormers, show this to be a house of distinction when it was built.

It is a part our architectural heritage that lead to the shingled homes of Maybeck, Morgan and Green and Green the quality of materials, 1st growth redwood, and workmanship are of aesthetic interest and value.

The Peterson's traded their Grape Ranch for this property in 1920's they added the cottages and opened the Cozy Cottages Resort. They add one of the first Gas Stations along the Coast to serve the Tourist trade.

The Peterson's sold to Nausland, who told them she understood that the land was in the Coastal zone and would not be able to be developed further.

She stated that she planed to preserve the property and rent the rooms*.

This seems to be what she did until 2007 when the County looks at adding it to the Historic Resource list.

*According to Ron Peterson



2006 Board of Directors

Ray Conti President

Phil Matthews Vice-President

Betty Bullaro Secretary

Mike Castro Treasurer

"Doc" Rivera Sergeant at Arms

Don Darst Director

John Mel Director

The Roadhouse was on the Pleasure Point Bicycle Race T-Shirt in 1980 and is considered an icon for Pleasure Point.

The Roadhouse contributes to the historic, cultural and architectural heritage of Santa Cruz County.

It contributes to the sense of time and place, and historical development of the Pleasure Point. Without the NR-5 listing it is endangered by loss, alteration, or destruction, as the owners evicted the tenants on April 15, 2007, leaving it unattended after more than 100 years. It is beneficial to the public interests as significant reminder of past eras. It is an example of the physical surroundings of

It is an example of the physical surroundings of past generations.

It helps to foster civic awareness and pride in the rich diversity of the County's heritage. It is a community resource for present and future generations.

The preservation of the Roadhouse will continue to enhance the County's attraction to visitors through protection of this historic resource that contributes greatly to Pleasure Point's unique character.

The Pleasure Point Night Fighters join with the neighbors, business community, and environmental organizations in calling for the Pleasure Point Roadhouse to be listed as a Historic Resource NR-5.

We further encourage the County to save the property as a Park Site and pay Nausland's Trust the fair market value and allow them to find another property to develop in a timely manner.



2006 Board of Directors

Ray Conti President

Phil Matthews Vice-President

Betty Bullaro Secretary

Mike Castro Treasurer

"Doc" Rivera Sergeant at Arms

Don Darst Director

John Mel Director The County can then protect the property from demolition by neglect and perform the deferred maintenance to bring this property back to its former glory and use it for the public good.

Sited reference

Historic Resource; Any structure, object, site, property, or district which has a special historical, archaeological, cultural or aesthetic interest or value as part of the development, heritage, or cultural characteristics of the County,

Historic Resource Preservation Plan: Historic Resources Inventory which may include historic structures, and districts which contribute to the historic, cultural and architectural heritage of Santa Cruz County.

Historic Structure contributes to the sense of time and place, and/or historical development of the district.

Following are references from the County Code supporting the preservation of historic resources 16.42.010 Purpose.

The Board of Supervisors of Santa County hereby finds and declares as follows:

(a) Within the County of Santa Cruz there presently exist numerous historic structures, objects, sites, and areas of historic, cultural, architectural, engineering, or aesthetic significance, importance, and value;



2006 Board of Directors

Ray Conti President

Phil Matthews Vice-President

Betty Bullaro Secretary

Mike Castro Treasurer

"Doc" Rivera Sergeant at Arms

Don Darst Director

John Mel Director

- (b) Said sites and structures are endangered by loss, alteration, or destruction;
- (c) Preservation of such sites and structures as community resources for present and future generations requires a comprehensive program;
 (d) It is beneficial to the public interests are, significant reminders of past eras,
- (e) County General Plan includes historic resources; protect historic structures, objects, sites and districts
- 1. Implement the General Plan historic resources policies to designate, preserve, protect, enhance, and perpetuate those historic structures, districts and sites which contribute to the cultural benefit of Santa County, and to provide for this, and future generations, examples of the physical surroundings of past generations; 2. Foster civic awareness and pride in the rich diversity of the County's heritage; 3. Protect and enhance the County's historic structures, objects, sites and districts as a physical record of its heritage; 4. Enhance property values and the stability of the neighborhoods and areas in the County; 5. **Enhance the County's attraction to visitors** through protection of the historic resources that constitute much of the County's unique character. 6. Encourage preservation of the knowledge of the past establishes the County's Historic Resources Inventory shall apply to all historic resources A resolution of the Board of Supervisors establishing the historical resources designation of a structure, object, site, property, or district which has a special historical, archaeological, cultural or aesthetic interest or value as part of the development, heritage, or cultural characteristics of the County,



SANTA CRUZ COUNTY GROUP

P.O. Box 604, Santa Cruz, CA 95061 phone (831) 426-4453 www.ventana.org e-mail: scscrg@cruzio.com

March 19,2007

Board of Supervisors santa Cruz county 701 Ocean Avenue Santa Cruz, CA 95060 (Via FAX and US Mail)

Re: Pleasure Point Roadhouse

Dear Supervisors:

We want to add our support to those who are advocating the preservation of the Pleasure Point Road House **as a** historic heritage site. Besides the historic value of the structure, this site contains a large open space which constitutes an important aesthetic resource in this highly visited and highly utilized portion of the County.

It is very appropriate and desirable to include historic and visually significant resources as part of the community's open space inventory. This kind of resource enhancement substantially increases the environmental and cultural values of the entire community. In addition, this site has great potential for a future publicly owned space or community park.

Thank you for your consideration of these comments.

Sincerely yours,

Aldo Giacchino

Chair, Executive Committee

Santa Cruz County Group



onservation

activism

research

education

May 3, 2007

Santa Cruz County Board of Supervisors 701 Ocean Street Santa Cruz, CA. 95060

Dear Honorable Board of Supervisors:

The Santa Cruz Chapter of the Surfrider Foundation wishes to declare our support for designating the structure, generally known as "The Pleasure Point Roadhouse" and located along the inland side of East Cliff Drive at 23905 East Cliff Drive as a historical structure. Furthermore, we support the use of public funds to purchase said property, both structure and grounds, and urge the County to declare the whole site as a public county park.

The Surfrider Foundation is a non-profit environmental organization dedicated to the protection of the world's oceans, waves, and beaches, for all people, through Conservation, Activism, Research and Education. (C.A.R.E.)

We take this position regarding the Roadhouse because of our well-established concerns about coastal overdevelopment. We believe this particular site is a prime candidate for knocking down the existing historical structure and replacing it with a sub-division type of construction, filling the rare coastal open space with multi-living units of several stories, a type of redevelopment that observation shows is becoming increasingly prevalent in the Pleasure Point coastal neighborhood and even on the adjacent lot. We believe such overdevelopment is not appropriate on a eroding coast, such is found at Pleasure Point. Regardless of what temporary seawalls the County or private parties may construct, coastal erosion is a natural process, and while huge, expensive construction projects may slow it, erosion will never cease on this coast. To continue allowing new residential construction with increased occupancy is foolish on an actively eroding coast.

However, if the property is hereafter owned by the County, then as the dynamic forces of the coast erodes the cliff, the natural consequences can be dealt with on-site without having to deal with the unreasonable demands of private property owners confronted with loss of frontage to erosion, even though this erosion has always been a well-known and documented fact along this coastline that all current property owners should certainly be fully aware of and all potential buyers should be advised of before purchase. Some form of managed retreat of structures on our eroding coast is inevitable over time, just as loss of cliff-face is inevitable, and by purchasing the "Pleasure Point Roadhouse" now, the County will be better-positioned to demonstrate the necessary adjustment.



PLEASURE POINT BUSINESS ASSOCIATION 3963 PORTOLA DRIVE SANTA CRUZ, CA 95062

833-462-3886

www.pleasurepointguide.com



March 13, 2007

Janet K. Beautz
First District Supervisor
Santa Cruz County Board of Supervisors
701 Ocean Street
Santa Cruz, CA 95062

Re: Pleasure Point Road House Historical Designation

Dear Supervisor Beautz:

This letter is written on behalf of the Pleasure Point Business Association in support of the historical landmark designation of the Pleasure Point Road House.

We believe that such a designation and preservation of this historical structure would serve to benefit Pleasure Point and Santa Cruz County culturally and financially.

We believe that this is an opportunity to really put Pleasure Point on the map as a traveler destination. Having such a wonderful resource to use as a community based visitors center and park will serve to bring more travelers and locals to our Pleasure Point area, generating more sales for local Pleasure Point businesses and tax dollars for the county, while at the same time providing a clean, safe place for people to meet, picnic, and recreate near the beach.

Often the beaches at Pleasure Point are inaccessible due to high tides, and elderly and handicapped persons cannot access our beaches at all. Having a park right across the street from our beaches with a visitor's center educating people about the Monterey Bay Sanctuary and the history of Pleasure Point would create a desirable environment for travelers from all walks of life.

We strongly urge you and the Santa Cruz County Board of Supervisors to vote yes on the historical landmark designation of the Pleasure Point Road House.

Sincerely,

Jackie Heath, President

Dean Mealing, Vice President

Sally Smith, Secretary/Treasurer

on behalf of

Save the Pleasure Point Roadhouse pctition can be found at http://www.ipctitions.com/petition/saveroadhouse/index.html

- 3 Chris Stanger This land and structure should be preserved for its historic signifigance to this area called pleasure point. I am a General Contractor and have the network of financial backers to make this dream a reality for generations to come as a multi use community structure.
- 4 Jean Brocklebank Our present is richer with some of our community's past. Let's save some for our children, their children and ourselves as well!
- 9 cindi massei hello, i live on the point on 30th avenue and i would love to see the roadhouse saved. thanks:) cindi 11 Jill Perry Few buildings in this area have a history. This one has loads of history. Please don't allow it to be lost.
- 19 Kees Briggs protect SC from developers.
- 20 David A Barnes good luck
- Steven Shepard With so much change along the pleasure point coastal area I think it is important to the community, with deep attatchments to this local, to preserve some important structures. What makes Santa Cruz unique is it's ability to maintain it's special character and that cannot be compromised. Here is a wonderful opportunity to once again do so and it should not be passed up. I whole-heartedly add my support to this petition.
- 22 Phil Reader Let me help save this special building.
- 23 Phil Reader You are right, A good start for the New Year!
- Anonymous http://www.mcpost.com/article.php?id=570&PHPSESSID=bd55dc5206a2d1c2c8c2d4b532e784ca good info. It seems importain to save for the things we might learn about our past.
- 25 Gary Hughes do not give my email address to other groups.
- Carolyn Swift From my viewpoint, this roadhouse is a rare and well-preserved example of the themes of transportation and tourism in Santa Cruz County history. It's role was particularly important to the county economy in the era of the 1920s, when transportation was transitioning from rail to automobile traffic. The building's exterior, particularly in the front, appears to have changed little, and other elements that have been altered can probably be restored without damage to the historic integrity of the structure. Its location in Live Oak makes it even more significant as an architectural example of how tourism was linked between Santa Cruz and Capitola.
- Liz Girvin 1 think this is an important part of the history and charm of Santa Cruz. Any one can go to Southern California and see a lot of huge new (usually empty most of the year) structures near the beach. It's wonderful to have an original area with all of it's old unique character. Please save the Road House and the rest of Santa Cruz, that hasn't already been ruined. Thank you, Liz Girvin
- 41 Captian Paul Clark This historic area must be preserved for future generations!
- 42 Harry Conti This historic resource must be saved at all costs!
- 44 kevin butler keep it real ...keep it santa cruz
- 45 Anonymous Save Pleasure Point Roadhouse for all to enjoy!
- 46 Laura Kasa As the Executive Director of a local non-profit whose mission is environmental conservation, I believe that preserving our coast also means protecting non-living things that add value to our coast. The Pleasure Point Roadhouse is one of these important treasures.
- Jim Littlefield Pleasure Point is a well-known surf neighborhood and community, centered around the excellent surf breaks accessible for many ages and abilities in the waters, and sorely needs a site for community meetings and to focus attention and respect on the neighborhood's long presence in the surf community. The PP Roadhouse is appropriate for this purpose and will serve untold numbers of community people in this capacity.
- 50 Marion Morris This structure is not only an important part of the Santa Cruz heritage but an historical edifice.
- William W Grandy Please save this historic building for many future generations to enjoy. Let's strengthen the Pleasure Point area as a legitimate and desirable place for all to enjoy by hanging on to such historical buildings.
- 52 Ashleigh Lyman Please save the Pleasure Point Roadhouse! It's a historical piece of our Santa Cruz culture!
- 55 Jacqueline Davidow Let's keep our historic treasures. Santa Cruz is a unique community. Preserve our environment for posterity.
- 59 Eric Sanford MD
- Ward Smith We need to preserve what we have left.
- Jonathan Gill save our history! we need it to remember all those that came before and all those that remain to be seen.
- 63 Diana Hogue save our history! we need it to remember all those that came before and all those that remain to be seen.
- 66 Roberta Bristol I agree with the stated purposes of this petition, and I trust it will be considered and implemented. R. Bristol
- 69 Paula Dall This is a very good idea, but if for some reason the Roadhouse cannot be designated an historical site and community center for Pleasure Point, then a viable alternative should definitely be identified and considered.
- 71 Karen Kaplan Dear Supervisors: Please save the Roadhouse at Pleasure Point for it's historical significance and potential community benefits. I have been a resident of Santa Cruz County since 1974 and appreciate Santa Cruz because it honors and tries to preserve historical architecture whenever possible. Stories from the past give us a sense of roots in our unique and special community. Santa Cruz is NOT "Anytown U.S.A." Let's keep the tradition. Thank you for your consideration. Sincerely, Karen Kaplan
- Michelle Newman The Roadhouse is an important icon on Pleasure Point! The neighborhood wants it to stay! Neighborhood synergy is so necessary in this age of corporate thinking, when local properties are owned by out-of-town; out-of-state & out-of-country. What more reason is there to keep the neighborhood together around an icon like this? Keep the roadhouse Local!!
- LisaHolly Reader The history of this building is special and it brings an amazing aura and richness to Santa Cruz. Treasuring things from the past is so important.

 Page 64 of 80

- 79 Dennis P. Davie Please save the Roadhouse!
 - Howard "Boots" McGhee Changes all around mc. Save a piece of history for the generations to come
- 84 Betty Bullaro I wholeheartily support the preservation of the Roadhouse.
- 89 Aaron Cohick SAVE SANTA CRUZ FROM BECOMING THE NEXT ORANGE COUNTY!
- 92 Lynda Lewit We have an unique opportunity to save and restore an important building that was part of Santa Cruz/Pleasure Point history.
- Anonymous I'm a 5th generation Santa Cruz'n... I've seen Live Oak lose it's oaks, i've seen Pleasure Point become Unpleasure Point, i've seen Parks turned to Condo's and dirt paths turn to busy intersections. Please let my children have a place that they can visit to see how there family lived prior to the overpopulation of our town. Save the Roadhouse.
- Jordan Schreiber We need to preserve what's left of the local flavor and character at the Point.
- Lori (Rain) Urbanski I lived in this house for two years. I am expressing my deep interest in maintaining this property as a historical landmark, and to preserve the amazing property that the house sits upon. It is a genium mark of the past, the history is rich and the land in itself is worth saving. It would make a great park. I feel deeply sad and discouraged with the prospect of the house being torn down to make way for huge town houses. Preserve the land that is left, it is rare and meaningful. This site speaks to the present and will hopefully exist into the future.
- Dori (Rain) Urbanski I lived in this house for two years. I am expressing my deep interest in maintaining this property as a historical landmark, and to preserve the amazing property that the house sits upon. It is a geniune mark of the past, the history is rich and the land in itself is worth saving. It would make a great park. I feel deeply sad and discouraged with the prospect of the house being torn down to make way for huge town houses. Preserve the land that is left, it is rare and meaningful. This site speaks to the present and will hopefully exist into the future.
- 98 Dan & Rene Denevan Please preserve this Pleasure Point landmark.
- 105 Eduardo Waller We should preserve Pleasure Point history!
- 106 Thadd Liszkowski I would support a community center and affordable housing on the site.
 - 108 Pete Reiter The first house at Pleasure Point and the namesake of Pleasure Point.
- 109 Anonymous save this historical property
- Bradley Douglas My name is Bradley. I live and surf on the central coast and have done so for a number of years. I can say for my part that Pleasure Point has been and always will be the center of my surfing love, as well as the unforgetable rich history that is involved with it. SAVE THE GODDAMN ROADHOUSE!! THIS HAS GONE FAR ENOUGH! Thank You!
- deborah larkins i lived on the point from 1972 until 1994 and believe that the roadhouse should stay.
- Derek Scranton It would be sad to lose this Santa Cruz landmark to greed or neglect : (Let's do all we can to save it!
- 117 Elizabeth Anne Sell What a shame it would be to allow this house to fall. It is a beautiful and interesting part of Santa Cruz history. Save the Roadhouse!
- Anonymous Our past is our link to our future.
- 119 Jessica Alcala Please Save the House!!
- Robert and Nancy Van Antwerp As some who has lived on the eastside for more than 40 years and has never lived farther than two blocks from the coast line in all that time, I feel very strongly about saving whats left of "Old Santa Cruz". My property is now surronded on all sides buy the new trend in SC, build as big a house as the powers that be will let you get away with and screw the people that used to have ocean views. The time to stop this trend is now!!!!!
- 125 Anonymous Please do what is right and save this house from being destroyed.
- Sandra Scranton As one who lives in an eastern US community in NJ full of Revolutionary War era historical homes and buildings I know how important it is to preserve history even when the temptation to raze it, "...pave Paradise and put in a parking lot..." looms large. The past is worth preserving for it is through it's experience and guidance that we mold our futures. Please think seriously about declaring Pleasure Point aka Casa del Mar an historical property.
- 129 Robin Taylor God speaks through this beautiful landmark.
- Tara Leigh Scranton This house holds in it memories of the past as well as a place for MANY to enjoy in the pressent. Please consider making it possible for many people instead of 1 lucky person to enjoy it's quaint charm and natural beauty, overlooking the Pacific. The people that inhabit the home are warm and welcoming people, that understand the pleasure of sharing. Please meet the people past and pressent who can tell you what a wonderful place it is to live. Consider the affect of displacing peaceful people who carn a simply living in favor of people that simply earn a higher income. This place has brough pleasure to many in the past, brings pleasure to those there now, and can continue this as long as you vote to SAVE THIS HOUSE!
- E Craig Scranton Greed, Greed are the ONLY things that motivate the owners to level this landmark, and kick out people who have agreed to pay more rent and help with repairs. The colorful and interesting history of this piece of land will be crushed by machines in less than a day's work. The owners WILL make MILLIONS on the land, and could care less about even ONE of the tenants.
- denise this house is very special that has brought a lot of very special people together, i would hate to see it destroyed
- Adam Gibbons I think it would be a REAL shame to tear yet another piece of culture and history down for the sake of the almighty \$\$\$....
- vera brown please keep the pleasure point roadhouse, please, what a wonderful building for our community to support.
- Anonymous This is a rare opportunity for our community. I support the preservation of the roadhouse.
- 148 scott kinkaid save the roadhouse
- 149 james Johnson this is a very cool place, keep it the way it is

- 150 Blue Cobalt Please! Save the Roadhouse.
- Anonymous My family has lived on the Point for almost 40 years. It's a unique place with an eclectic character that's worth saving. The Roadhouse is a landmark that should be preserved.
- Manuel Maqueda Please save Pleasure Point Roadhouse for the enjoyment of present and future generations.
- 154 Anonymous Please save and use this old property to enhance the historic ambience of Pleasure Point.
- 155 Yetta Lippman I support saving and revitalizing this historic site.
- Kimberly Kelly Goddard What a wonderful site for a park. It would be very charming for the community to have the old site restored and accessible. Pleasure Point is a beautiful local spot that is often used by both residents and visitors.
- 159 Eric Janecka Please approve the roadhouse to become a historical site. The community needs to hold on to its history, especially as development has been consuming the area.
- Alice Daubenbis I agree with Historian Carolyn Swift; the Pleasure Point Roadhouse IS historic.
- 161 Anonymous Please save this house...
- Jack Lawton The roadhouse is one of the few historic houses left in the area. Santa Cruz is very weak on such monuments and needs more.
- 163 caroline boussenot It would be a shame to destroy such a beautiful and historic site.
- 164 Corri Jimenez I suppport the preservation of this community landmark! The Pleasure Point Roadhouse is significant to historical events that shaped the tourist industry along the ocean shoreline of Santa Cruz County and the small community of Live Oak between 1900-1930, in addition to the countywide transportation and tourism themes of the 1970s. Architecturally, the Craftsman main house and its outbuildings are beautiful buildings, and hold much historic fabric that should not be erased. Adaptive reuse to this building is perfect and should be an option instead of eminent demolition! Again, I encourage you to save these buildings and protection them from development. I thank you for your ears... Corri Jimenez
- Anonymous I've said it before and i will say it again. This house is HISTORIC and home to alot of Point locals of whom have alot of respect for the memories of this place! Remember that we will have children that should be a part of it's history!
- 171 roberta Bristol I support this petition requesting that the Pleasure Point roadhouse and property be preserved as a historic treasure for use of the citizens of Santa Cruz.
- Anonymous If the surfers want it, they should pay for it. Too often people want to preerve something and want others to pay for it. If the surfriders really want to save this, then let them start a fund raising effort to buy it.
- 175 Lily Denevan Save the roadhouse!
- 176 Alexander Lichtblau lets save our history, and not always just make place for new things when the old things make us what we are today'!!!
- 177 Kenneth Bingham
- 178 Terry Campion It's worth a try....thanks.
- Joaquin Munoz A rare opportunity to preserve a structure so indicative and representative of the community's history! Please consider this over dollar amounts as some things are indeed priceless!
- Ronald Peterson I am a grandson to the previous owners of the roadhouse, Anton and Ida Peterson. I visited the roadhouse every weekend for more than 12 years until 1971. I would like to see the roadhouse saved as a historical building.
- Corri Jimenez Please save the Pleasure Point Roadhouse! The Pleasure Point Roadhouse is significant to historical events of the tourist industry and the small community of Live Oak between 1900-1930. These structures need to be preserved because of their rich history as a community landmark from the old Henchy House to the Richfield gas station-market. Development from the 1970s to the present has destroyed much of the historic neighborhoods in the Live Oak area invasively interferring in older neighborhoods. Preservation of this local landmark would protect the Pleasure Point Roadhouse, its outbuildings, and its land from development. The potential for reuse of these buildings, as a park site and/or historical museum would be great for this small neighborhood and promote the rich history of the Live Oak area. I again urge the county to save this important Live Oak landmark from its looming development! Sincerely, Corri Jimenez
- Davina Hostetter I passionately believe that the roadhouse in pleasure point should be saved as a historical site. This is truly an amazing structure and should absolutely not be demolished. This would be the perfect structure for a pleasure point community ctr. I know many others who feel the same way.
- steve walker What a shame it would be to see the beautiful pleasure point roadhouse torn down. The roadhouse, i feel, has been and should continue to be an asset to the santa cruz community. It is the only remaining original structure along the coast of pleasure point and therefore, in my eyes, a historical landmark. The roadhouse could be turned into a surf museum or a community center, anything other than torn down would do. Let us not go the way of orange county condos, let us, the people of Santa Cruz protect our history and our heritage, save the roadhouse.
- Julie Cho Save the authenticity of Santa Cruz. Don't crase our icon of the past, it provides the truth and history of what this town is all about.
- Anonymous Please preserve The Roadhouse for community use -- what a great resource for bringing people together! Pleasure Point seriously needs this landmark as a neighborhood treasure and gathering place.
- Liz Girvin My family and I have been vacationing in and around Santa Cruz for over 40 years. We have many friends and relatives who enjoy it as well. One of the major attractions and charm come from the fact that old and unique properties have continued to be a part of the community. It is very sad to see homes and landmarks being destroyed without consideration of the unique character that draws so many to your town. Please allow future generations to experience some diversity and recognize the value in saving and appreciating things from the past. We can see condos and lot-to- lot homes anywhere in Southern California, Bakersfield, and many other new communities. Your value is in preserving your sense of history and not in becoming another "second home" community. History is very important to all of us in understanding the present and the future. Please allow your part of it to remain as a reminder to all of a simpler, possibly friendlier and more compassionate time. We need that in our lives. Thank you for your consideration, Liz Girvin
- 190 Jay Gilliland Does out of town interests trump local interests?

- Hi Charmaine Ryan This would make an excellent community center and or museum. Keep history alive!
- Valeric Steward Save the Roadhouse!!
- Andrew Hansen the history and character of santa cruz are part of what makes it such a great place to five. The last thing we should be doing is desroying unique buildings such as this one to make room for more orange county beach condos.
- 200 Stacy Kim
- joshua Server We don't need any more condos on pleasure point. Keep the history here and let all of the old tenants back into the nouse!
- stepheni ceperlcy please keep our money in our community- no more million dollar homes, no more vacation rentals. None of us who live here, love it here, or are from here can afford it, and we don't want it.
- edith lentz the coast of California, especially around Santa Cruz, is the most beautiful coastline in the world. do not ruin it with "modern" high rise and other monstrosities.
- James Oakden I lived at Pleasure Point in the past, and now own a house on Warren St.
- 211 John Leopold
- Brandice Bryant Lets keep this beautiful plot of land and the Roadhouse historical so it can be enjoyed by the whole community.
- Steven Grubb Was there as a teen some 35 years ago now. Seems as though there is nothing out of reach of development today.

Our historic buildings are quickly being replaced faster than we can save them. This is another one worth saving. Steve

- 216 Sonia Burke So much of old California is going away. We must save what we can now!!
- Shasta Criss I lived on 38th and Floral from when 10 til I was 19 and have watched Pleasure Point turn into Million Dollar homes for out of towners. I think a community center would be a perfect for the Roadhouse. Thanks for your time.
- 219 Ingrid Hostetter Please preserve the Pleasure Point Roadhouse. We need to preserve the character of our quaint Santa Cruz. There are already too many mansions and giant condominiums that are destroying the character of our town. Please preserve this rare landmark on Eastcliff.
- lngrid Hostetter Please preserve the Pleasure Point Roadhouse. We need to preserve the character of our quaint Santa Cruz. There are already too many mansions and giant condominiums that are destroying the character of our town. Please preserve this rare landmark on Eastcliff.
- Linda Aron Let's not forget why tourists come to Santa Cruz and bring money to our economy-- because it DOESN"T look like every other urban area in California. Keep the roadhouse intact and protected!
- Edward GUnzelmann The landscape and culture of Santa Cruz County is one of its great assets. Selling those assets to developers will forever alter both! Suburban sprawl and homogenous tract housing is not Santa Cruz. Please don't erect another condo on the point at the expense of a historic building that is a part of the landscape and history of this community. There is a certain point when a building, space, or artifact becomes communally owned, even if the legal ownership is private.
- Lindsay Harman Please preserve the roadhouse. As a resident I feel the Pleasure Point and LIve Oak community is in need of more park space and culture settings. Using this histoic building for a community center and park is a rare opportunity to preserve a piece of Santa Cruz history while creating a much needed gathering place for residents and local groups.
- Rachel Neuman Please save this historic building. It is a valuable part of Santa Cruz history, that needs to be used for the community.
- 228 francisco garcia Save the Roadhouse. This should be designated as a historical site.
- 229 ryan muhr This is a crying shame to lose such a wonderful piece of the point. These are the sort of monumental pieces of california history that we should preserve for future generations. For the people, Thanks Sincerely, Ryan Muhr
- Anonymous Please consider some public options for this property before destroying another historic site in Santa Cruz. Thank you, Arlene
- mohamed el-sherif please save the roadhouse. Its importance and significance is key to the culture of Santa Cruz, improving the value, community and class of Santa Cruz. A multitude of condos would be detrimental to the very things that residents of Santa Cruz cherish and consider relevant. Please do not decrease the value of our area in so many ways.
- Ronald Peterson I am disgusted with the efforts of the owner's attorneys to try to twist the facts of the Road House. There is no question that the Road House is not only historic, but unique. There is no other structure like it in Santa Cruz County. For the attorneys to claim that the Road House is insect infested and needs to be demolished is insaine. The Road House is more solid than the house I live in. The Road House will stand another 100 years if it is not torn down. The attorneys are doing a fine job of distorting the truth. If there was an investigation on the tactics of the attorneys, I would be certain you would find fraud and deception.
- 235 Maddysen McGrath I hope people start to realize the significance of this amazing house and it's story...dont let it fall by the way side!
- 238 Tiffany Wise-West My husband is a life long resident and feels strongly about this issue. We hope it's not too late to become organized to make a difference.
- Suzan Muir How can it be thought of to tear down such a wonderful Santa Cruz land mark. Why is there so little sense of history in California. The lighthouse has been a destination since I was a girl, to look out at the seals and watch the surfers.
- 240 Marty Muir It would be so wrong to tear such a landmark down!!!!!
- 242 carla vaughan "preserve the POINT" pack your tractors out of the point!
- Lydia Parker I have lived in the Pleasure Point area for 31 years. My family has visited the area since the early 1950s. The Pleasure Point Roadhouse is a local icon and deserves to be saved. Pleasure Point needs to retain its unique style and connection to the past. Replacing that delightful stucture with another southern California suburban stucco and tile monstrosity is not in the interest of history or style. The buildings on the site would make a fine local museum, and the grounds could be landscaped with native plants, possibly it could have a walking path that would connect it to the park and volleyball court on 38th Avenue. Let's look to the future for the Pleasure Point area; it needs points of interest, historical landmarks, and areas of community pride.

From the petition to save the Roadhouse http://www.ipetitions.com/petition/saveroadhouse/index.html

- joshua Server We don't need any more condos on pleasure point. Keep the history here and let all of the old tenants back into the house
- here, or are from here can afford it, and we don't want it. stepheni ceperley please keep our money in our community- no more million dollar homes, no more vacation rentals. None of us who live here, love it
- other monstrosities.
- James Oakden I lived at Pleasure Point in the past, and now own a house on Warren St.
- Brandice Bryant
- quickly being replaced faster than we can save them. This is another one worth saving. Steve Steven Grubb an afford it, and we don't want it.

 the coast of California, especially around Santa Cruz, is the most beautiful coastline in the world. do not ruin it with "modern" high rise and the coast of California, especially around Santa Cruz, is the most beautiful coastline in the world. do not ruin it with "modern" high rise and the coast of California, especially around Santa Cruz, is the most beautiful coastline in the world. do not ruin it with "modern" high rise and the coast of California, especially around Santa Cruz, is the most beautiful coastline in the world. do not ruin it with "modern" high rise and the coast of California, especially around Santa Cruz, is the most beautiful coastline in the world. do not ruin it with "modern" high rise and the coast of California, especially around Santa Cruz, is the most beautiful coastline in the world. do not ruin it with "modern" high rise and the coast of California, especially around Santa Cruz, is the most beautiful coastline in the world. do not ruin it with "modern" high rise and the coast of California, especially around Santa Cruz, is the most beautiful coastline in the world. do not ruin it with "modern" high rise and the coast of California, especially around Santa Cruz, is the most beautiful coastline in the world. do not ruin it with "modern" high rise and coastline in the world. do not ruin it with "modern" high rise and coastline in the world. do not ruin it with "modern" high rise and coastline in the world. do not ruin it with "modern" high rise and coastline in the world. do not ruin it with "modern" high rise and coastline in the world coastlin
- 216 Sonia Burke So much of old California is going away. We must save what we can now!!
- think a community center would be a perfect for the Roadhouse. Thanks for your time. Shasta Criss I lived on 38th and Floral from when 10 til I was 19 and have watched Pleasure Point turn into Million Dollar homes for out of towners. I
- mansions and giant condominiums that are destroying the character of our town. Please preserve this rare landmark on Eastcliff Ingrid Hostetter Please preserve the Pleasure Point Roadhouse. We need to preserve the character of our quaint Santa Cruz. There are already too many
- mansions and giant condominiums that are destroying the character of our town. Please preserve this rare landmark on Eastcliff. Ingrid Hostetter Please preserve the Pleasure Point Roadhouse. We need to preserve the character of our quaint Santa Cruz. There are already too many
- California. Keep the roadhouse intact and protected! Linda Aron Let's not forget why tourists come to Santa Cruz and bring money to our economy-- because it DOESN"T look like every other urban area in
- the landscape and history of this community. There is a certain point when a building, space, or artifact becomes communally owned, even if the legal ownership is Suburban sprawl and homogenous tract housing is not Santa Cruz. Please don't erect another condo on the point at the expense of a historic building that is a part of Edward GUnzelmann The landscape and culture of Santa Cruz County is one of its great assets. Selling those assets to developers will forever alter both!
- needed gathering place for residents and local groups. culture settings. Using this histoic building for a community center and park is a rare opportunity to preserve a piece of Santa Cruz history while creating a much Lindsay Harman Please preserve the roadhouse. As a resident I feel the Pleasure Point and LIve Oak community is in need of more park space and
- Rachel Neuman Please save this historic building. It is a valuable part of Santa Cruz history, that needs to be used for the community
- 228 francisco garcia Save the Roadhouse. This should be designated as a historical site
- should preserve for future generations. For the people, Thanks Sincerely, Ryan Muhr This is a crying shame to lose such a wonderful piece of the point. These are the sort of monumental pieces of california history that we
- 230 Please consider some public options for this property before destroying another historic site in Santa Cruz. Thank you, Arlene
- the value of our area in so many ways. class of Santa Cruz. A multitude of condos would be detrimental to the very things that residents of Santa Cruz cherish and consider relevant. Please do not decrease mohamed el-sherif please save the roadhouse. Its importance and significance is key to the culture of Santa Cruz, improving the value, community and
- 235 attorneys are doing a fine job of distorting the truth. If there was an investigation on the tactics of the attorneys, I would be certain you would find fraud and deception needs to be demolished is insaine. The Road House is more solid than the house I live in. The Road House will stand another 100 years if it is not torn down. The House is not only historic, but unique. There is no other structure like it in Santa Cruz County. For the attorneys to claim that the Road House is insect infested and Ronald Peterson Maddysen McGrath I hope people start to realize the significance of this amazing house and it's story...dont let it fall by the way side! I am disgusted with the efforts of the owner's attorneys to try to twist the facts of the Road House. There is no question that the Road
- 236 I am planning to be at the meeting tomorrow. You have the 14th on this petition instead of the 15th(tomorrow) See you there
- Tiffany Wise-West My husband is a life long resident and feels strongly about this issue. We hope it's not too late to become organized to make a
- lighthouse has been a destination since I was a girl, to look out at the seals and watch the surfers How can it be thought of to tear down such a wonderful Santa Cruz land mark. Why is there so little sense of history in California. The
- It would be so wrong to tear such a landmark down!!!!!

- uture for the Pleasure Point area; it needs points of interest, historical landmarks, and areas of community pride. sould be landscaped with native plants, possibly it could have a walking path that would connect it to the park and volleyball court on 38th Avenue. Let's look to the California suburban stucco and tile monstrosity is not in the interest of history or style. The buildings on the site would make a fine local museum, and the grounds ocal icon and deserves to be saved. Pleasure Point needs to retain its unique style and connection to the past. Replacing that delight'ul stucture with another southern Lydia Parker I have lived in the Pleasure Point area for 31 years. My family has visited the area since the early 1950s. The Pleasure Point Roadnouse is a
- Save our history, it's the only reminder of what brought us here today, preserve the culture, it's what our children will base their life upon.
- iffordable for the weathy. It's important to keep these old heritage homes, which gives an area a sense of grace and class.
- Patricia Leslie History is worth more than money.
- Monty Cleeves Why do people buy property for the character of the neighborhood and then change the character when they build?
- here over the years. I was shocked to hear it might be gone soon. I pray that will not be the case. Aloha, Donna Donna von Hoesslin What is the real eye sore are all the multi million dollar homes being developed at the point. Soon Fleasure point will only be important to keep these old heritage homes, which gives an area a sense of grace and class.

 Only is worth more than money.

 I have had the pleasure of spending much time in this wonderful place with some of the creative and inspiring people who have a coked to hear it might be gone soon. I pray that will not be the case. Aloha Domes.
- t. It is a vital part of History, not to mention Santa Cruz! This place is amazing. I have walked it's halls and rooms. It would be a shame to lose it to development if there was any way at all to preserve
- oadhouse is razed. please preserve this historic structure. paxton brewer condos are a dime a dozen, historic landmarks are priceless. I live in the pleasure point community and will be deeply saddened if the
- Mat Warren Save The Road House. History is always forgotton if there is no proof it ever existed
- mprovements to the cliffs and walkway but not at the expense of destroying this community. Please create a park and maintain meeting areas and local sites such as when neighbors all know and care for each other, visit daily on the beach and in the water, and actively work to maintain their community. I fully support gail La Roque I have lived and stayed in various areas of Santa Cruz and without a doubt Pleasure Point is a true community. It is a rare and precious thing
- rosion. This place was never meant to be developed to the extent that it has been. Keep Santa Cruz's integrity and history: save the Roadhouse!!! ou seen the traffic in town the last few years? And not to mention the threat of East Cliff Drive, the road the house adjacent to the house, falling into the sea due to he roadhouse. Thank you. gail La Roque Santa Cruz cannot afford to lose any more of its heritage sites. It also cannot afford to be developed any more than it already is-have
- 161 Maryellen Hanson keep the culture alive!!!!
- 262 Craig McNair That's my favorite place in the whole PP area... SAVE IT !!!!!!!! Maybe a surf bed and breakfast? or a pleasure point surf museum?
- 366 Noah Brendlen This is an important historical treasure and link to the past.
- 368 Save the history of Pleasure Point
- 269 Karen Lindemann Please save this historic area so that future generations may enjoy it as much as I have
- 270 rom because I cannot afford to there. Help save the Roadhouse for future generations!! The Eastside is losing its flavor. New unaffordable "trophy houses" are dominating my old neighborhood that I have been forced to move
- ilso be able to make it happen. leveloper that will not only save the building but preserve the site for future generations. If the City of Santa Cruz can complete simular projects the County should Kevin Kingston As a long time resident of Santa Cruz I would like to see the Roadhouse saved. The County needs to step up and partner with a historial
- community center for Pleasure Point. Please vote to make it a recognized historical site. dennis hostetter i believe it's important to preserve the buildings which represent our unique local history. The Roadhouse would serve as an excellent
- Save the beautiful road house
- Linell Walker Please designate the Roadhouse as the historical site that it is
- Save the Roadhouse! Santa Cruz does not need anymore track homes or condos. Let's preserve the flavor of Pleasure Point.
- neighborhood activities. Pleasure Point and the surrounding area should be preserved from Monster houses and none stop development Kathy McClure The Pleasure Point area is one of the most unique areas in the county. As such its historic structures should be preserved and used for
- site could became a huge neighborhood asset and a focal-site for community meetings and events, particularly PP groups and focus groups with coastal and marine to be rebuilt like Newport Beach, for example. Pleasure Point has only this historic site along the coastline to link the neighborhood to its past. In public hands, this Jim Littlefield Please, listen to the community will and preserve the PP Roadhouse for public use and future generations. Whatever you do, do not allow PP

RECEIVED

Th16b

Item # Th16b Application # A-3-SCO-08-03 6 Dawn Imbrie

Oppose Demolition Roadhouse

SEP 0 5 2008

CALIFORNIA COASTAL COMMISSION CENTRAL COAST AREA

PLEASE PLEASE TAKE VERY THOUGHTFUL CARE AND CONSIDERATION ABOUT THIS ROADHOUSE PROJECT.

WE ASK YOU OPPOSE THE DEMOLITION OF THIS HISTORIC STRUCTURE, VISUAL RESOURCE, & COMMUNITY CHARACTER ASSET FOR THE PLEASURE POINT, SANTA CRUZ COMMUNITY, CALIFORNIA RESIDENTS & WORLD TOURISM INTEGRAL & VITAL TO OUR COMMUNITIES.

THE SANTA CRUZ COASTAL COMMISSION STATES "THE APPEAL RAISES VALID LCP QUESTIONS DESERVING OF THOUGHTFUL CONSIDERATION..." "THE ROADHOUSE DEMOLITION PROJECT PRESENTS SOME DIFFICULT LCP QUESTIONS AND SOME DIFFICULT LCP JUDGEMENT CALLS, IN RELATION TO PROTECTING PLEASURE POINT'S COMMUNITY CHARACTER." P. 20,21 AS LONG TERM RESIDENTS OF THIS COMMUNITY WE ASK YOU AS OUR COMMISSION TO STRONGLY PROTECT OUR COASTAL COMMUNITY ASSETS FOR THE BENEFIT OF MANY AND FUTURE GENERATIONS.

THE ROADHOUSE PRESENTLY HAS AN NR6 RATING AS AN HISTORIC RESOURCE.

THE SC COASTAL COMMISSION SITES "THE ROADHOUSE IS SOMEWHAT ATYPICAL OF THE SMALLER SCALE, DENSELY DEVELOPED CHARACTER DESCRIBED ABOVE, AND ITS CHARACTER CONTRIBUTION IS AS MUCH IN ITS HISTORICITY AND ITS DIFFERENCES (THAT CONTRIBUTE TO THE ECLECTIC BUILT ENVIRONMENT MIX IN THIS RESPECT) THAN ITS SIMILARTIES." P.17 THE ROADHOUSE IS ONE OF THE OLDEST REMAINING STRUCTURES IN PLEASURE POINT. THE SMALLER SCALE DENSITY WAS BUILT AROUND THIS REMAINING ASSET OF WHAT WAS HERE ORIGINALLY. THE ROADHOUSE IS A UNIQUE, VARIED, RARE, ESSENTIAL PART OF OUR CHARACTER. TO DEMOLISH IT IS TO GREATLY DIMINISH SOMETHING THAT CONTRIBUTES TO THE RICH FABRIC. RICH CHARACTER IS MADE OF THE UNIQUE ELEMENTS THAT MAKE A STRONG WHOLE. PLEASE RECOGNIZE THE VISION TO PROTECT THE RICHNESS OF THE ESSSENTIAL PARTS THAT FORM A VITAL SENSITIVE COASTAL COMMUNITY.

THIS IS A CALIFORNIA COASTAL ASSET, BUILT IN THE EARLY 1900'S AND USED IN EARLY COASTAL TRANSPORTATION AND TOURISM. THE ROADHOUSE IS ALONG THE COASTAL TRAIL ON THE SCENIC ROAD OF WORLD RENOWNED PLEASURE POINT SURFING. THE ARTS & CRAFTS STYLE, WOOD SHINGLES, FIRST GROWTH REDWOOD, QUALITY WOOD INTERIOR WORKMANSHIP SHAPE SOME OF ITS OWN UNIQUE CHARACTER REPRESENTATIVE OF AN EARLIER TIME AND HARD AND NEAR IMPOSSIBLE TO REPLACE.

IT IS IMPORTANT TO SEE THE FUTURE PLANS OF THE ROADHOUSE SITE IN THIS "SENSITIVE COASTAL RESOURCE AREA" BEFORE THE ROADHOUSE IS ALLOWED TO BE DEMOLISHED!

PLEASE AS OUR COASTAL COMMISSION, FORMED TO PROTECT CALIFORNIA'S VALUABLE RESOURCES, PROTECT THIS SUBSTANTIAL REPRESENTATIVE OF OUR COMMUNITY'S CHARACTER AND FABRIC. IT HAS MERIT AND WORTH AND NEEDS THE POWER OF YOUR COMMISSION TO PROTECT IT.

THANK YOU SINCERELY.

'aun Indie

Dawn Imbrie

RECEIVED

A-3-SCO-08-03k Robert Edward Oppose Demolition

CBD BOSMAIL

SEP 0 5 2008

CALIFORNIA COASTAL COMMISSION CENTRAL COAST AREA

From: CBD BOSMAIL

Sent: Sunday, February 10, 20081:48 PM

To: CBD BOSMAIL

Subject: Agenda Comments

Item Number: 70

Meeting Date: 2/12/2008

Name: Robert L Edwards

Email: redwards@cabrillo.edu

Phone:831-479-6294

Address '.ArchaeologicalTechnology Program, Cabrillo College,6500 Soquel Drive.Aptos.CA 95003

Comments.

I have been asked to review the historical submissions relative to the historical significance" of the "Roadhouse" as I have 35 plus years of experience with the Historic Preservation Act of 1966 and the changes and alterations over time. I have taught courses in federal and state historic preservation law for the last 15-20 years and specific "Nat'l. Register Preparation classes at both UCSC in the mid-70s and at Cabrillo in the lastfew years. I am also a member of ROPA (Registry of Professional Archaeologists). After reviewing the materials on line in this file, I would have to say that there is more than sufficient data for the qualification of this property at a local level for both Federal and State Registers. The support of so many local historians of proven quality alone supports that conclusion. The AGR review points out the basic lack of scope of research (not the quality of scholarship) evidenced in the Kirk report.

RECEIVED

SEP 0 5 2008

CALIFORNIA COASTAL COMMISSION CENTRAL COAST AREA Th16b A-3-SCO-08-036 Carolyn Swift Opposed to Demolition

The coastline of the unincorporated area of Live Oak contains diverse coastal resources that are protected by the Coastal Act. These include public and private beaches, surfing spots, riparian corridors, scenic vistas, and natural wildlife habitats.

The uncomplicated style and scale of small resort enclaves and vacation cottages has long expressed the visual identity of coastal Live Oak. Over the past thirty years, however, the coastline has been altered by high-density development. Live Oak's characteristic appearance is vanishing through the loss of its distinguishing landmarks.

As a formerly rural agricultural district of middle-income households, this community has minimal resources to protect itself from invasive construction of high-priced "mini-mansions" along the coast. It has few surviving landmarks that continue to define a sense of place. If the "Pleasure Point Roadhouse" at 23905 East Cliff Drive is destroyed, Live Oak will lose one of the environmental landscapes that make it recognizable from the sea.

While structures associated with the roadhouse site were not approved for listing in the County's Inventory of Historic Resources, several consultants on the Northwest Regional Information Center's referral list disagreed with the Circa Evaluation, the Kirk evaluation, and the ARG peer report. These consultants submitted materials during county hearings and spoke in favor of an NR 5 designation. Numerous Live Oak residents further addressed the Board of Supervisors in behalf of preservation, believing the roadhouse to be significant, identifying property.

Because landscape envelope of the roadhouse is environmentally sensitive and a critical setting for the Live Oak community, I appeal to the commission for a de novo hearing.

Carolyn Swift

Carolyn Swift

Carolyn Swift

200 Halton Lane

Watsonville, 09

95076

Th16b

Kevin Collins 13095 Lompico Rd. Felton, CA 95019 fax 831-335-8136

RECEIVED

September 5, 2008

SEP 0 5 2008

California Coastal Commission 725 Front St, Suite 300 Santa Cruz, Ca 95060 by fax to 831-427-4877 CALIFORNIA COASTAL COMMISSION CENTRAL COAST AREA

Th16b A-3-SCO-08-036 Oppose

The Pleasure Point Roadhouse has historic qualities related to its community character and visual resources. The Arts and Crafts Style of the Roadhouse was a reaction to the conspicuous consumption represented by the Victorian houses. The appeal of an unpretentious well built home built with good materials and craftsmanship in a natural setting is the character of Pleasure Point.

The Roadhouse is important to our Community Character and is a Visual Resource along a designated Scenic Road. The opportunity still exists to restore the building as a public space. Its demolition will further the conversion of this neighborhood into a generic development zone where real estate speculators control the future of the communities character

Regards,

Kevin Collins

Vally

Th 16b

RECEIVED

SEP 0 8 2008

CENTRAL COAST AREA

California Coastal Commission Attn: Susan Craig 725 Front Street, Suite 300 Santa Cruz, CA 95060

CALIFORNIA COASTAL COMMISSION September 5, 2008

RE: Appeal Number A-3-SCO-08-036 - 23905 East Cliff Drive - Support of Commission Findings

Dear Ms. Craig and Respective Commissioners:

My name is Jeff Randolph and I live at 544 38th Avenue in Pleasure Point and am a nearby neighbor to the above referenced property. I am writing to support staff findings and recommendations to allow Ms. Leila Naslund the opportunity to demolish and ultimately redevelop her property at 23905 East Cliff Drive. As a property owner in close proximity to Ms. Naslund, I too faced the challenge of balancing long time resident's concerns towards development with my own need to create a financially viable project that would fit within the existing regulations.

As we looked at the decision to remodel an existing residence, or tear down and build new, it became increasingly clear that previous drainage improvement and building method standards that created some of the older housing stock in Pleasure Point simply cannot be upgraded seismically, cosmetically, or structurally at any type of reasonable cost basis

If those people who are compelled to state their passion for the building wish to save it, they need merely apply the resources, spend the money, and take title to it.

Buildings ultimately have a useful life. It is neither practical nor reasonable to impose constraints on a property owner of their rights to enjoy, use, and or develop their property beyond the restrictions that are applicable to all property owners within Pleasure Point, or any community for that matter. The issues regarding the Roadhouse have been vetted out over time, through countless public meetings, and the same conclusion was reached each time. The building is beyond a state of reasonable repair. It is not historically significant. Now, with this continued delay by the appellant, the property owner is put in an extremely difficult situation of continued liability regarding vandalism to the property, potential fire hazard, and loss of economic opportunity.

I believe Mrs. Naslund has done everything she can to accommodate the public's right to an opinion, while exercising her rights and responsibilities as a property owner.

Please recognize Ms. Nasland's property rights and compliance with County regulations and support her desire to proceed with the demolition of the underutilized and potentially hazardous Roadhouse site.

Thank you for your time,

Greg Madsen 3821 Moana Way Santa Cruz, CA 95062

RECEIVED

SEP 0 9 2008

CALIFORNIA COASTAL COMMISSION CENTRAL COAST AREA

Topic: Preservation of Pleasure Point Roadhouse

Date: September 8, 2008

To whom it may concern:

We love the Roadhouse, we love the area, we love the idea of making it a community resource, we love that fact that people are interested in making our community a better place to live.

The opportunity to buy this land and to make something that will keep giving back to our community is within our grasp....please do not let this one pass us by.

The amount of open space along the coast in next to nothing....we need parks, community centers, and space for people to be with each other....we don't need more houses or condos!

There are many reasons why the Roadhouse should be kept that are logical and make sense....and there are also logical reasons to not purchase the land.....but the bottom line....is that as community members...we love the land, we would all contribute to making it a great place, and it would be a real shame to not make the most of this land for the people that live, work, and play in this area.

Regards,

Greg Madsen

Th166

RECEIVED

SEP 0 9 2008

CALIFORNIA COASTAL COMMISSION CENTRAL COAST AREA Th16b A-3-SCO-08-036 James M Cleeves Oppose 831-427-4877

If the Roadhouse isn't the character of Pleasure Point, what is? What building on East Cliff has such a dominant presence? I must say it was even more representative of the historical character of the neighborhood while it still had the art work in front.

It seems like our neighborhood is much like that joke about marriage. "I love you honey just the way you are, I'd just like you to change a little, just for me". The neighborhood was inexpensive bungalows with period character. They attracted a lot of people that liked that feel but wanted the big house they dreamed of for themselves. I'm sure they don't think just one house will cause the neighborhood they like to become different, but before long it does.

The Roadhouse is a reminder of the way the area used to be and after all isn't that the definition of a historical place? What would the historical structure in the neighborhood be, if not the Roadhouse? Elizabeth's Market? O'Neal's house?

What is so special about Wilder Ranch? It is just another coastal ranch that someone had the foresight to protect before the reminders were gone. Who will have that foresight for our neighborhood?

Thanks for your time.

Jam ne Clean, 411 Polisadas

Page 76 of 80

BOARD OF COMMISSIONERS

BRIAN KREOWSKI DREW BRANDY JACK SCARBROUGH CAROLYN MOFFATT JIM BLECHA President Vice President Secretary Commissioner Commissioner



P.O. BOX 249 · AVILA BEACH CALIFORNIA 93424 (805) 595-5400 · Fax 595-5404 www.portsanluis.com

STEPHEN A. McGRATH THOMAS D. GREEN PHILLIP J. SEXTON, CPA Harbor Manager Legal Counsel Treasurer

RECEIVED

SEP 0 8 2008

CALIFORNIA COASTAL COMMISSION CENTRAL COAST AREA

September 8, 2008

California Coastal Commission Central Coast District Office 725 Front Street, Suite 300 Santa Cruz, CA 95060 Attn: Jonathan Bishop

re: 3-08-005 Port San Luis Five Year Operations and Maintenance Program

Dear Jonathan,

The Port San Luis Harbor District has reviewed, and concurs with, the staff report, Conditions and Findings on the above referenced permit application, as amended.

Consequently, I would request that <u>Permit Application 3-08-005</u>, <u>Agenda Item Th17a</u> be placed on the Consent Calendar.

I appreciate the cooperative and collaborative approach in developing this permit, allowing the District to continue to provide coastal access and protection. Thank you.

Sincerely,

Steve McGrath Harbor Manager

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE 725 FRONT STREET, SUITE 300 SANTA CRUZ, CA 95060 PHONE: (831) 427-4863 FAX: (831) 427-4877

WEB: WWW.COASTAL.CA.GOV

Th₁₇a



Prepared September 8, 2008 (for September 11, 2008 hearing)

To:

Commissioners and Interested Persons

From:

Dan Carl, District Manager

Jonathan Bishop, Coastal Planner 48

Subject: STAFF REPORT ADDENDUM for Th17a

CDP 3-08-005 (Port San Luis Five-Year Operations and Maintenance Program)

In the time since the release of the above-referenced staff report, staff has identified some minor corrections that will help clarify certain aspects of the staff recommendation with respect to containment requirements during construction and the future use of piling materials.

A. Special condition 3, starting on page 4 of the staff report, is modified as follows:

3. Containment Requirements. Particular care shall be exercised to prevent foreign materials (e.g., construction scraps, wood preservatives, other chemicals, etc.) from entering state waters. Where additional wood preservatives must be applied to cut wood surfaces, the materials, wherever feasible, shall be treated at an onshore location to preclude the possibility of spills into state waters. A floating containment boom shall be placed around-all active portions of a construction site where wood scraps or other floatable debris could enter the water. Also, for any work on or beneath fixed wharf decks, heavy-duty-mesh containment netting-shall-be-maintained below all work areas where construction discards or other material cold fall into the water. The floating boom and net shall be eleared daily or as often as necessary to prevent accumulation of debris. Construction debris shall be contained and collected using all appropriate means necessary (including but not limited to, the use of floating containment booms; containment netting; skiffs for debris retrieval; portable vacuum equipment; etc.) to ensure that foreign materials are kept out of state waters to the maximum extent feasible. Contractors shall ensure that work crews are carefully briefed on the importance of observing the appropriate precautions and reporting any accidental spills. Construction contracts shall contain appropriate penalty provisions, sufficient to offset the cost of retrieving or clean up of foreign materials not properly contained.

B. Special condition 4, starting on page 5 of the staff report, is modified as follows:

4. Piling Materials. This coastal development permit authorizes the use of Port San Luis Harbor District's existing stocks (as of September 11, 2008) of ACZA treated wood, as well as untreated wood, reinforced plastic, steel, or concrete for pier pilings. After existing stocks are depleted, ACZA treated wood pilings may be used only if other approved alternatives are shown to be structurally unsound or environmentally unsafe the District shall submit a pier pile repurchase plan for Executive Director review and approval. The repurchase plan shall show that the piles to be purchased are the



CDP 3-08-005
Port San Luis 5-Year Operations and Maintenance Program
Staff Report Addendum
Page 2

least environmentally damaging feasible alternative and shall include the District's criteria for selection. The District shall only repurchase an amount of pier piles sufficient to last through the duration of this 5-year permit.

C. The following typographical errors are corrected on page 8 of the staff report:

Line 2: (Exhibit $\frac{1}{4}$)

Line 5: Exhibit 2 B

5. ... The sport launch has a 15-ton 15,000 pound capacity.

D. Staff report findings are modified on page 13 as follows:

In order to ensure that the hazardous substances associated with the proposed development activities are adequately contained consistent with Coastal Act standards, Special Condition 3 requires particular care to be exercised in order to prevent foreign materials from entering the water. Specifically, it requires that the application of chemical preservatives be undertaken at onshore locations, whenever feasible, to avoid spills into coastal waters and requires that all measures be taken to ensure debris is contained and collected at the construction site. In addition, the condition requires that work crews be briefed on the importance of observing appropriate BMP's during construction and reporting any accidental spills.

- the application of wood preservatives be undertaken at an onshore location, whenever feasible, to preclude the possibility of spills into coastal-waters;
- a floating containment boom be placed around all active portions of a construction site where wood scraps or other floatable debris could enter the water;
- for any work on or beneath fixed wharf decks, heavy-duty mesh containment netting shall be maintained below all work areas where construction discards or other material could fall into the water. The floating boom and net shall be cleared daily or as often as necessary to prevent accumulation of debris; and,
- project contractors ensure that the work crews are carefully briefed on the importance of observing the appropriate precautions and reporting any accidental spills.

E. Staff report findings are modified on page 17 as follows:

One of the most critical issues regarding the protection of marine resources and coastal water quality raised by this project is the proposed use of ACZA treated wood pilings. Scientific studies conducted to date have focused on unwrapped treated piles, and there are varying opinions regarding whether or not these studies accurately reflect the potential environmental impacts that may result from use in the marine environment. Recognizing the fact that the Port has existing stocks of ACZA treated wood piles, a phasing out condition has been included that limits the use of ACZA to that which is currently in stock at the Port at the time of Commission hearing on this permit requires the District to



CDP 3-08-005 Port San Luis 5-Year Operations and Maintenance Program Staff Report Addendum Page 3

submit a plan to the Executive Director for review and approval before additional stocks of pier piles are repurchased (Special Condition 4). The repurchase plan shall include the District's criteria for selecting the least environmentally damaging feasible alternative and shall indicate that the amount of piles to be purchased will not exceed an amount necessary to fulfill the 5-year term of this permit. In any event, all pier pilings must be carefully monitored (Special Condition 4). If monitoring confirms that the use of wrapped ACZA piles is damaging marine resources, the use of such materials should be stopped, as more environmentally friendly products are developed. Finally, this permit provides for containment of construction debris, construction related BMP's, requirements for contractors regarding accidental spills, Corps of Engineers and Regional Water Quality Control Board permit coordination, and precautionary measures prohibiting the use of chemically treated wood products.